

bramleys



Plot 2
Duxbury Gardens
Off Huddersfield Road
Liversedge
WF15 7BZ



Price: £430,000

Professionalism with Independence



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This substantial 4 bedroom detached property located in what was formerly the paddock to Duxbury Hall and now forms a select cul-de-sac of only 5 executive style residences with electric gated access. Boasting en-suite facilities to both the master bedroom and guest suite, the property is further enhanced by 2 spacious reception rooms and superbly appointed breakfast kitchen. Having bi-fold doors from the dining room into the rear gardens, the property is fitted with a range of high quality fixtures and fittings and having a kitchen with a wealth of integrated appliances. Having gas fired central heating, uPVC double glazing, security alarm system and integral single garage with electrically operated doors. Being located within a 10 minute drive of Junctions 25,26 & 27 of the M62, the property is handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire. (Please note all internal and garden images are from a previous Marshall Homes site and are used for illustration purposes only)

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Hall

Lounge

5.4m x 4m (17'9" x 13'1")

Having a central heating radiator and uPVC double glazed window.



Breakfast Kitchen

6.1m x 4.2m (20'0" x 13'9")

Having a range of matching modern floor and wall units with laminated working surfaces. There is a wealth of integrated appliances including gas hob with in-built double oven and grill, overhead extractor fan and light, integral fridge, freezer and dishwasher. There is a central island unit and an opening leading through to the family room/dining room.



Family Room/Dining Room

5.25m x 3.3m (17'3" x 10'10")

This most spacious living space, ideal for entertainment, having full width Bi-fold doors leading out into the gardens and patio ideal for al-fresco dining.

Utility Room

3.2m x 1.8m (10'6" x 5'11")

Having base and wall cupboards, inset stainless steel sink unit and plumbing for an automatic washing machine. There is an external access door and further door leading to the cloakroom/WC.

Cloakroom/WC

Having low flush toilet and hand wash basin. There is part tiled to the walls and a central heating radiator.

FIRST FLOOR:

A staircase rises to the first floor landing.

Landing

Having a built-in linen cupboard.

Master Suite

5.4m x 4m including en-suite (17'9" x 13'1")

A most spacious master bedroom has a central heating radiator and uPVC double glazed window to the front. There is an access door to the en-suite.



En-suite Shower Room

Being part tiled to the walls and having a 3 piece suite comprising low flush toilet, hand wash basin and fully tiled shower cubicle.

Guest Suite

4.2m x 4m including en-suite (13'9" x 13'1")

A most spacious guest room, having a central heating radiator and uPVC double glazed window. An access door leads in to the en-suite shower room.



En-suite Shower Room

Being part tiled to the walls, having a 3 piece suite comprising low flush toilet, hand wash basin and fully tiled shower cubicle.



Bedroom 3

4.6m max. / 4m min. x 3.3m (15'1" max. / 13'1" min. x 10'10") Having a central heating radiator and uPVC double glazed window.

Bedroom 4

4.4m max. / 3.8m min. x 3.2m (14'5" max. / 12'6" min. x 10'6")

Having a central heating radiator and uPVC double glazed window.

Bathroom

Being part tiled to the walls and having a 3 piece suite comprising low flush toilet, pedestal wash basin and panelled bath. There is also a chrome ladder style radiator.

Integral Garage

5.4m x 3m (17'9" x 9'10")

An access door from the utility room leads into the integral single garage which has electrically operated up and over door, power and light points.

OUTSIDE:

Having gardens to both front and rear, being enclosed with lawns and patio.

BOUNDARIES AND OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

VIEWING:

Contact the agents.

MORTGAGES:

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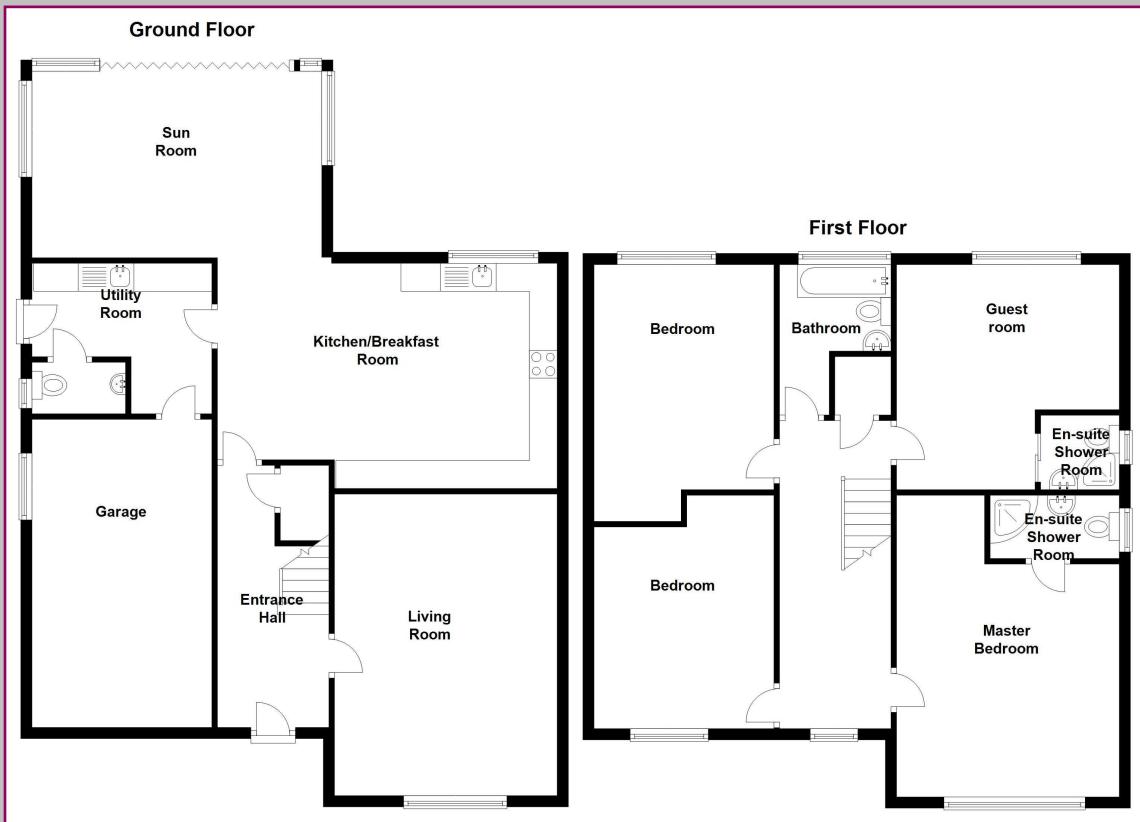
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DIRECTIONS:

Leave Heckmondwike via Westgate towards Cleckheaton, turn left opposite BFC Motorsparcs and follow the road to the traffic lights. Turn left at the lights into Huddersfield Road and the development will be found a short distance on your right hand side just after the turning to Roberttown Lane.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES



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