

bramleys

For Sale

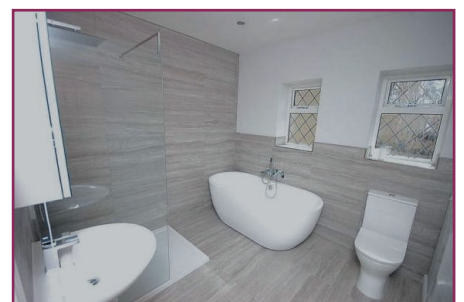
**7 CHATSWORTH CLOSE
ALMONDBURY
HUDDERSFIELD
HD5 8HX**

RESIDENTIAL SALES

£250,000



- **3 BEDROOM SEMI DETACHED**
- **3 RECEPTION ROOMS**
- **DRIVEWAY AND GARAGE**
- **GARDENS TO BOTH FRONT AND REAR**
- **AMENITIES IN ALMONDBURY VILLAGE**
- **IDEAL FAMILY HOME**



NO UPPER CHAIN

Having undergone an extensive programme of modernisation and improvement works, is this 3 bedroom semi detached family home. Occupying a pleasant cul-de-sac position within one of Huddersfield's leading residential localities. Providing a gas fired central heating system, together with uPVC double glazing, conservatory extension to the rear and a superb dining kitchen. Externally there are gardens to both front and rear, together with a block paved driveway and detached garage which provide ample off road parking. An early internal inspection is highly recommended to appreciate this fantastic renovated family home which has high quality fixtures throughout. Energy Rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a composite external door into:-

Entrance Hall

Having a central heating radiator.

Lounge

5.08m x 3.81m (16'8" x 12'6")

Having a central heating radiator, uPVC double glazed window, wall mounted electric fire with marble backdrop, hearth and decorative timber surround. There are also 2 wall mounted uplighters and a fantastic centre ceiling light.



Conservatory

2.90m max. x 2.87m max. (9'6" max. x 9'5" max.)

Being of dwarf wall and uPVC construction, having a uPVC external door and centre ceiling light.



Dining Kitchen

3.43m max. x 5.18m max. (11'3" max. x 17'0" max.)

Having a fantastic fitted high gloss kitchen with complementary working surface over, inset composite sink with side drainer and mixer tap, 4 ring electric hob with overhead extractor and electric oven beneath. There is a tiled floor, uPVC double glazed patio doors accessing the rear garden, space for a fridge freezer, ceiling spotlights, central heating radiator, 2 understairs storage cupboards (one with space and plumbing for a washing machine), uPVC double glazed window and a composite external door.



FIRST FLOOR:

Landing

Having a uPVC double glazed window, central heating radiator, centre ceiling light and a loft access point with pull down ladder.

Bathroom

Furnished with a 4 piece suite incorporating low flush WC, pedestal wash hand basin with waterfall style mixer tap, free standing bath with wall mounted thermostatic rainwater tap and hose attachment, generous shower cubicle with thermostatic mixer shower with rainwater shower head and wall mounted hose attachment, part tiled walls, ceiling spotlights, tiled floor, uPVC double glazed windows and a chrome ladder style central heating radiator.



Bedroom 1

3.43m x 3.20m (11'3" x 10'6")

Situated to the rear of the property, having a central heating radiator and uPVC double glazed window.



Bedroom 2

3.20m x 2.87m (10'6" x 9'5")

Having a uPVC double glazed window and central heating radiator.



Bedroom 3

2.82m x 2.51m (9'3" x 8'3")

Having a central heating radiator and uPVC double glazed window.



LOFT:

Accessed from the landing by way of a pull down ladder, the loft area has been fully boarded and offers the potential for further living accommodation (subject to any local planning consents).

OUTSIDE:

To the front of the property there is a section of lawned garden with mature shrub borders and a block paved driveway which leads to the rear of the property.



To the rear there is a larger than average concrete sectional garage with up and over door, flagged patio area, further section of lawned garden, low maintenance gravelled areas and raised beds with mature shrubs and trees.





BOUNDARIES & 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:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE CONVEYANCING SERVICES:

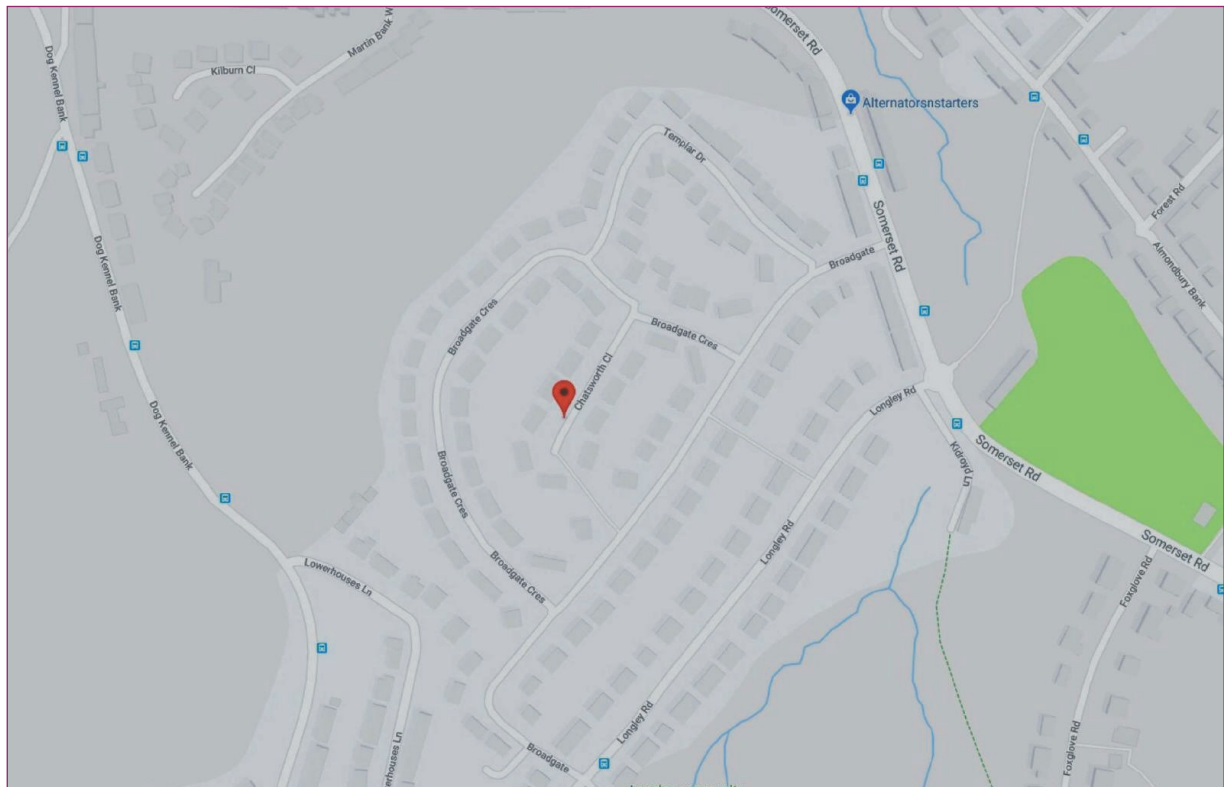
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

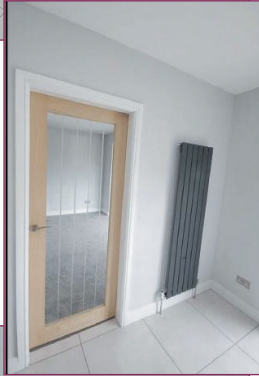
DIRECTIONS:

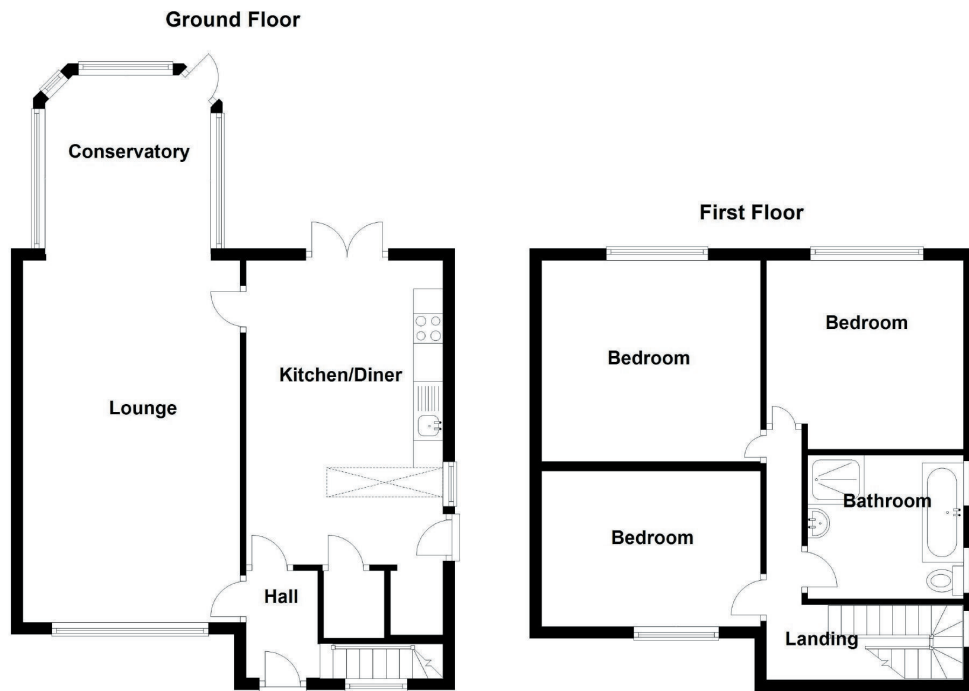
Leave Huddersfield via Wakefield Road staying in the right hand lane and taking a right hand turning onto Somerset Road towards Almondbury and taking the right hand turning onto Broadgate. Take the second right hand turning onto Broadgate Crescent where Chatsworth Close can be found as a turning on the left. The subject property can then be found after a short distance on the left hand side clearly identified by the Bramleys For Sale board.

COUNCIL TAX BAND:

D







Energy Performance Certificate

7, Chatsworth Close, HUDDERSFIELD, HD5 8HX

Dwelling type: Semi-detached house
Date of assessment: 12 August 2019
Date of certificate: 12 August 2019

Reference number: 8405-5125-7729-5597-4813
Type of assessment: RdSAP, existing dwelling
Total floor area: 105 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,678

Over 3 years you could save £ 984

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 222 over 3 years	<p>You could save £ 984 over 3 years</p>
Heating	£ 3,012 over 3 years	£ 2,253 over 3 years	
Hot Water	£ 309 over 3 years	£ 219 over 3 years	
Totals	£ 3,678	£ 2,694	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current	Potential
55	75

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 363
2 Internal or external wall insulation	£4,000 - £14,000	£ 150
3 Floor insulation (suspended floor)	£800 - £1,200	£ 129

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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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:

- 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.
- 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. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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