

# bramleys

# For Sale

**2 HOLLY TREE COURT  
DALTON  
HUDDERSFIELD  
HD5 9BT**

**RESIDENTIAL SALES**

**£155,000**



- **3 BEDROOM TOWN HOUSE**
- **CUL-DE-SAC POSITION**
- **ACCESSED VIA ELECTRONICALLY OPERATED GATES**
- **HIGH QUALITY FIXTURES AND FITTINGS**
- **OFF ROAD PARKING**
- **REAR GARDEN**



*Having been constructed by the well renowned Marshall Homes is this 3 bedroomed town house which is situated on a quiet cul-de-sac and is accessed via an electronically operated entrance gate. The property has been finished to a high specification and has gardens to the rear together off road parking to the front for two vehicles. This attractive development also has a planted nature garden making it an ideal purchase for those with young children. Being conveniently located for access to the amenities within Dalton, well regarded local schooling and Huddersfield town centre approximately 2 miles away. Early viewing is highly recommended to appreciate the high specification of accommodation on offer. Energy Rating: B*

**The accommodation briefly comprises:-**

#### **GROUND FLOOR:**

Enter the property via a timber glazed external door into:-

##### **Entrance Hall**

Having a central heating radiator and intercom system for the gated entry. There is also access into:-

##### **Lounge**

4.67m max. x 4.57m max. (15'4" max. x 15'0" max.)

This well proportioned reception room has 2 central heating radiators, sealed unit double glazed window and a living flame gas fire with granite back drop and hearth with a decorative marble effect surround.



##### **Dining Kitchen**

4.67m x 2.79m (15'4" x 9'2")

Being fitted with a modern high gloss white kitchen with working surface over, 5 ring gas hob with overhead extractor, electric oven beneath, ceiling spotlights, inset 1½ bowl stainless steel sink with side drainer and mixer tap, wall mounted combination boiler housed within a kitchen unit, space and plumbing for an automatic washing machine, part tiled walls, sealed unit double glazed window and French doors to the rear giving access to the garden. There is a central heating radiator, slate tiled effect laminate floor and storage cupboard.



##### **Cloakroom/WC**

Furnished with a modern 2 piece white suite incorporating low flush wc, wall mounted wash hand basin with mixer tap and tiled splash back, central heating radiator and a sealed unit double glazed window.

#### **FIRST FLOOR:**

##### **Landing**

##### **Bedroom 1**

4.27m max. x 2.67m (14'0" max. x 8'9")

Having a central heating radiator and a sealed unit double glazed window.





### Bedroom 2

3.66m max. x 2.67m (12'0" max. x 8'9")

Located to the rear of the property, overlooking the garden. There is a central heating radiator and a sealed unit double glazed window.

### Bedroom 3

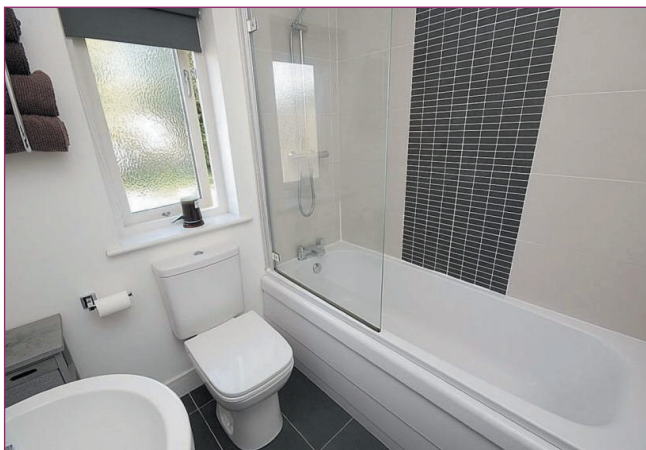
3.12m x 2.16m max. (10'3" x 7'1" max.)

Having a central heating radiator and a sealed unit double glazed window.



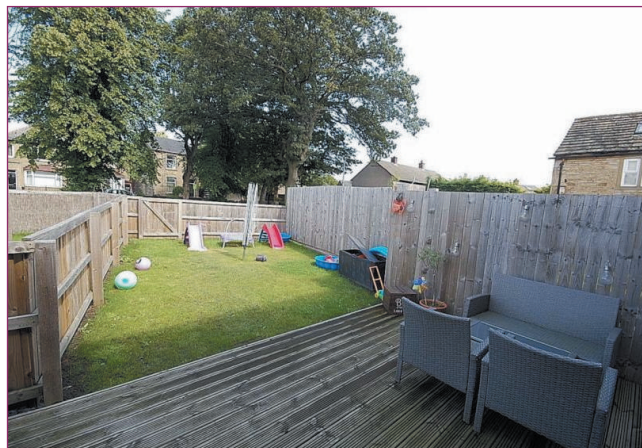
### Bathroom

Furnished with a high specification 3 piece white suite incorporating low flush wc, pedestal wash hand basin, tiled splash backs, panelled bath with thermostatic mixer bar shower over and glass shower screen, part tiled walls, chrome ladder style central heated towel rail, ceiling spotlights, fully tiled floor and a sealed unit double glazed window to the rear.



### OUTSIDE:

To the front of the property there is a tarmacadam driveway providing off-road parking. To the rear there is a flagged seating area and section of lawned garden.



### COUNCIL TAX BAND:

B

### 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:

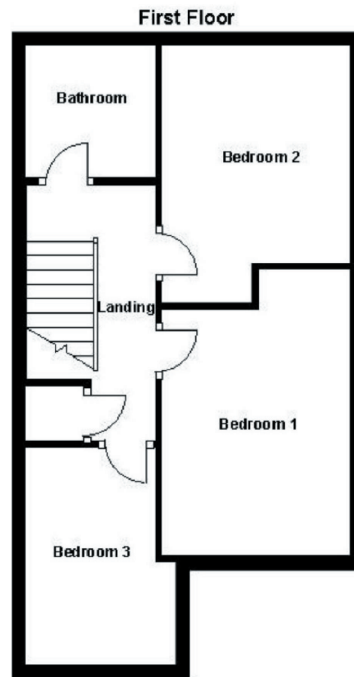
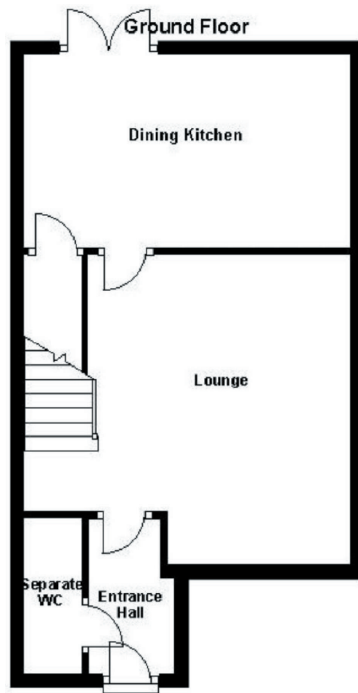
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

### 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 (A629) in the direction of Waterloo. Continue through the traffic lights at Aspley and upon reaching the traffic lights in Moldgreen turn left into Broad Lane and continue along this road which becomes Long Lane. Turn right into Grand Cross Road and then left into Dyson Street where the development can be found on the right hand side identified by a Bramleys for sale board.



## Energy Performance Certificate



2, Holly Tree Court, HUDDERSFIELD, HD5 9BT

Dwelling type: Mid-terrace house  
Date of assessment: 17 October 2014  
Date of certificate: 17 October 2014  
Reference number: 8396-7732-5839-6197-4043  
Type of assessment: SAP, new dwelling  
Total floor area: 77 m<sup>2</sup>

### 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

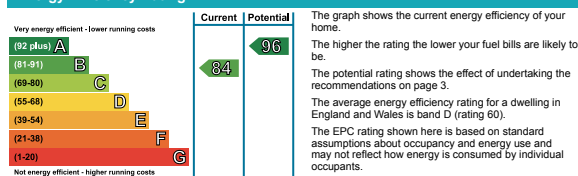
Estimated energy costs of dwelling for 3 years:	£ 1,065
Over 3 years you could save	£ 93

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 675 over 3 years	£ 675 over 3 years	
Hot Water	£ 234 over 3 years	£ 141 over 3 years	
<b>Totals</b>	<b>£ 1,065</b>	<b>£ 972</b>	<b>You could save £ 93 over 3 years</b>

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



### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 93
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 729

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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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