

bramleys

For Sale

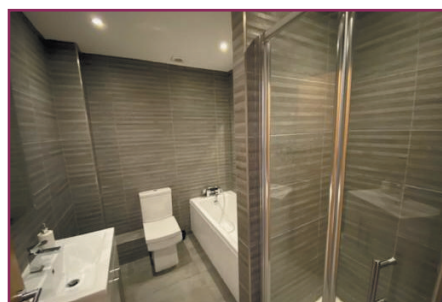
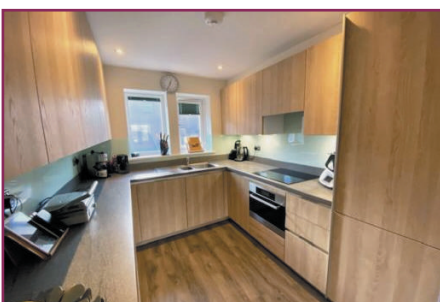
**6 ALBION GARDENS
MELTHAM
HOLMFIRTH
HD9 5AF**

RESIDENTIAL SALES

£260,000



- **SUBSTANTIAL MID TOWN HOUSE**
- **EXTENSIVE ACCOMMODATION ACROSS 4 LEVELS**
- **4 BEDROOMS WITH EN SUITES TO MASTER AND GUEST BEDROOM**
- **DOUBLE GARAGING AND ROOF TERRACE TO THE REAR**
- **SPACIOUS PLAYROOM AND UTILITY**
- **CLOSE TO THE PEAK DISTRICT NATIONAL PARK**



This substantial 4 bedroomed mid town house has extensive accommodation across 4 levels with double garaging and roof terrace to the rear. Boasting en suites to the master and guest bedrooms, the property is further enhanced by a spacious playroom and utility. Constructed in 2018, the property is situated in the highly desirable village of Meltham, close to the Peak District National Park and has easy access for both Holmfirth and Huddersfield. Energy Rating: B

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Hall

Having wood effect laminate flooring and a central heating radiator.

Cloakroom/wc

Being half tiled to the walls and having a fully tiled floor. There is a 2 piece suite comprising vanity wash basin with cupboards beneath and a low flush toilet. There is also a central heating radiator and uPVC double glazed window.

Living Kitchen

7.37m x 4.75m max / 2.44m min (24'2" x 15'7" max / 8'0" min)

Being L-shaped and having a range of matching modern floor and wall units with laminated working surfaces and a range of integrated appliances including electric hob with in-built oven and overhead extractor fan and light, integral fridge, freezer and dishwasher, 1½ bowl stainless steel sink unit with mixer taps and side drainer, glass splashbacks, central heating radiator and uPVC double glazed windows to both the front and rear with additional French doors leading out onto the rear garden terrace.



FIRST FLOOR:

Landing

A staircase rises to the first floor landing.

Lounge/Bedroom

4.80m x 2.24m (15'9" x 7'4")



Lounge/Bedroom

Having sunken LED lighting and uPVC French doors with Juliet balcony allowing wooded views.

Bedroom

4.11m x 2.74m max / 1.83m min (13'6" x 9'0" max / 6'0" min)

Having a central heating radiator, 2 uPVC double glazed windows and sunken LED lighting.



Family Bathroom

Being fully tiled to the walls and having a 4 piece suite comprising low flush toilet, vanity wash basin, panelled bath with mixer taps and a fully tiled shower cubicle.



SECOND FLOOR:

Landing

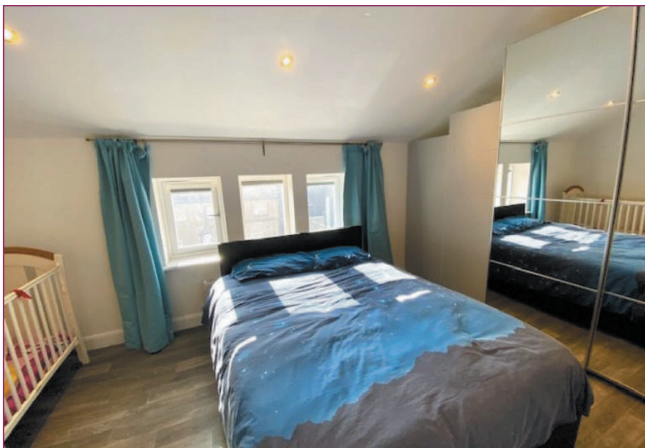
A staircase rises to the second floor landing which has a built-in linen cupboard.

Master Bedroom

3.73m x 2.34m (12'3" x 7'8")

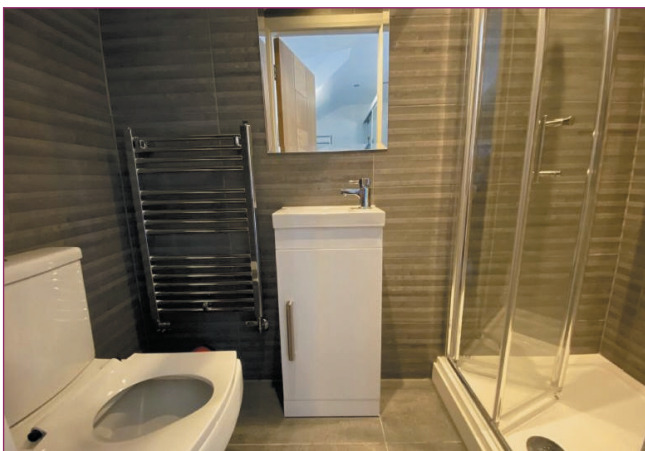
Having a central heating radiator, uPVC double glazed window and LED lighting.

Master Bedroom



En Suite Shower Room

Having a 3 piece suite comprising low flush toilet, pedestal wash basin and shower cubicle. There is full tiling to the walls.



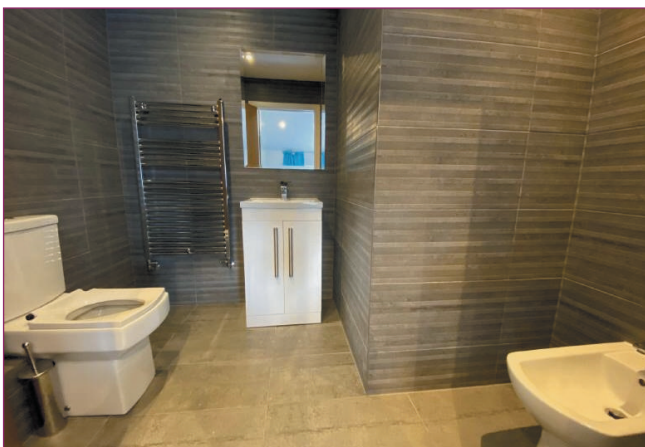
Bedroom

4.78m x 2.74m (15'8" x 9'0")

Having a central heating radiator, LED lighting and uPVC double glazed window.

En Suite WC

Being fully tiled to both the floor and walls and having a chrome ladder style radiator. There is a 3 piece suite comprising low flush toilet, vanity wash basin and bidet.

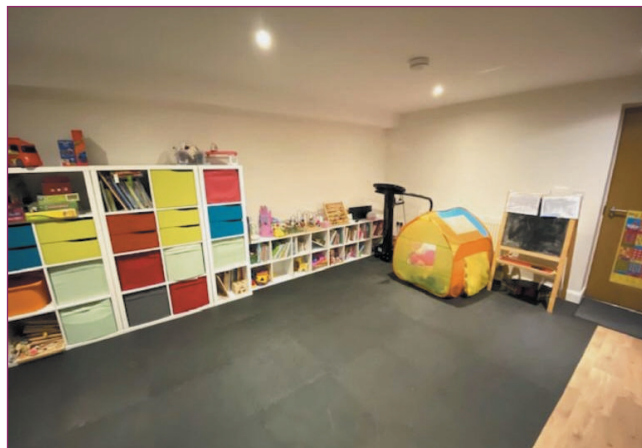


LOWER GROUND FLOOR:

Playroom

5.38m x 4.72m (17'8" x 15'6")

A most useful and spacious playroom.



Utility

3.40m x 1.73m (11'2" x 5'8")

Having a range of matching floor and wall units, plumbing for automatic washing machine, space for a tumble dryer, inset stainless steel sink unit, central heating radiator and an access door to the built-in store room.

Integral Double Garage

7.09m x 4.88m (23'3" x 16'0")

Accessed from the playroom and having an electric roller shutter door, power and lighting.

OUTSIDE:

To the front of the property is a double width parking apron and to the rear, accessed from the living kitchen, is a roof terrace set above the garage which has an Astro-turf base and glass balustrading.

COUNCIL TAX BAND:

D

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.

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 Chapel Hill (A616) and continue through the traffic lights at Folly Hall and Lockwood Bar onto Meltham Road. Pass through the village of Netherton and this road then becomes Huddersfield Road. Continue along this road until its conclusion into the village of Meltham. At the junction take a right hand turning onto Station Road and first left onto Greens End Road and left into Mill Moor Road. Albion Gardens will be found on the right hand side after the turning to Golcar Brow Road.



Energy Performance Certificate



6, Albion Gardens, Meltham, HOLMFIRTH, HD9 5AF

Dwelling type: Mid-terrace house

Date of assessment: 15 June 2018

Date of certificate: 15 June 2018

Reference number: 9058-3048-7346-5288-6974

Type of assessment: SAP, new dwelling

Total floor area: 145 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

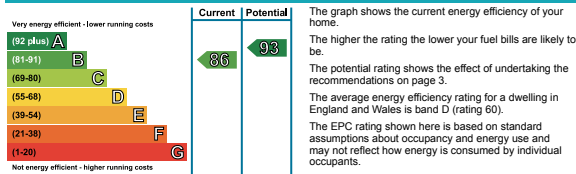
Estimated energy costs of dwelling for 3 years: **£ 1,488**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 279 over 3 years	Not applicable
Heating	£ 930 over 3 years	£ 930 over 3 years	
Hot Water	£ 279 over 3 years	£ 279 over 3 years	
Totals	£ 1,488	£ 1,488	

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 photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 801

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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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