

bramleys

For Sale

**BEECH HOUSE
12 KINGS MILL LANE
HUDDERSFIELD
HD1 3AW**

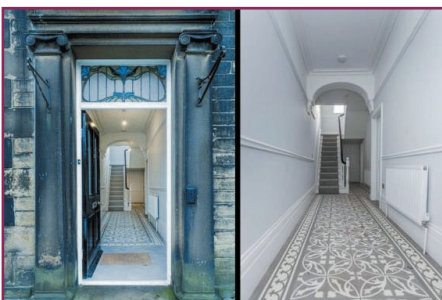
RESIDENTIAL SALES

Offers In Excess Of

£250,000



- **3 BEDROOM DETACHED PERIOD PROPERTY**
- **RENOVATED TO A HIGH STANDARD THROUGHOUT**
- **NO UPPER CHAIN**
- **RETAINING A WEALTH OF PERIOD FEATURES**
- **IDEAL FOR THE YOUNG AND GROWING FAMILY**
- **CONVENIENT FOR HUDDS TOWN CENTRE AND UNI**



Beech House has been sympathetically renovated to complement the wealth of period features, creating a contemporary 3 bedroom detached family home. Benefitting from a stylish fitted kitchen which incorporates quartz work surfaces and an array of integrated appliances, this property boasts an elegant entrance hall and well proportioned lounge. Retaining original features such as deep sunk skirting boards, cornice, ceiling rose and window shutters. Externally the property has a driveway to the side of the property which provides off road parking for 3/4 vehicles and to the rear there is a hard standing area which could provide additional off road parking if required. Being offered for sale with no upward chain, the property would make an ideal purchase for those with a young and growing family. With access to Huddersfield town centre, Huddersfield University and amenities nearby in Aspley and Almondbury. Energy Rating: E

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a solid wood external door into:-

Entrance Hall

A superb entrance hall which has a decorative tiled floor, central heating radiator and an ascending staircase.

Lounge

4.83m max. x 4.57m (15'10" max. x 15'0")



This characterful reception room retains many of its original features to include deep skirting boards, detailed ceiling coving and ceiling rose. There is also a timber framed double glazed window to the front elevation with complimentary wooden shutters, central heating radiator and coal effect gas fire which is set into a marble effect surround and hearth.



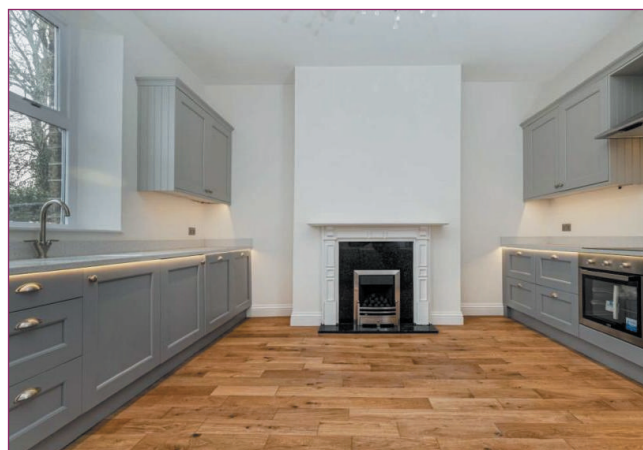
Cloakroom/WC

Furnished with a low flush WC and wall hung sink unit.

Dining Kitchen

4.37m x 4.24m (14'4" x 13'11")

Being fitted with a matching range of wall, drawer and base units with quartz working surface and matching upstands. There is an undermounted sink and integrated appliances to include fridge, freezer, dishwasher, electric oven, 4 ring electric hob with overhead extractor hood and a washing machine. The kitchen also has a timber framed double glazed window to the rear elevation, contemporary vertical radiator, wood effect flooring and a gas coal effect fireplace set into a marble hearth and timber surround.



FIRST FLOOR:

Landing

This bright and airy landing has a feature timber framed double glazed arched window which overlooks the rear. It retains original features such as deep skirting boards, ceiling coving and deep architrave.

Master Bedroom

4.42m max. x 4.22m (14'6" max. x 13'10")

The main focal point of this room is the ornate fireplace which helps to create a contemporary finish to the room. There is a timber framed double glazed window to the rear and a central heating radiator.



Bedroom 2

3.86m max. x 2.79m (12'8" max. x 9'2")

Having a timber framed double glazed window to the front, ornate fireplace and a central heating radiator. There are deep sunk skirting boards and decorative architrave.



Bedroom 3

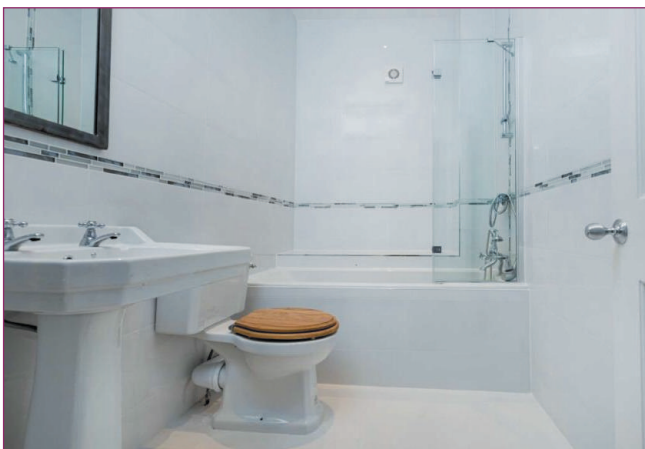
2.54m x 3.38m (8'4" x 11'1")

Having a timber framed double glazed window to the front, central heating radiator, deep sunk skirting boards and has a loft access point.



Bathroom

Furnished with a 3 piece suite comprising low flush WC, pedestal wash hand basin and bath with tiled surround, overhead shower and shower screen. The walls and floor are fully tiled, there is a heated towel rail and extractor fan.



OUTSIDE:

To the front of the property there is a lawned garden with raised flowerbeds, together with wrought iron fence and gates. A tarmac driveway leads down the side of the property and provides ample off road parking for 3 vehicles. To the rear there is a hard standing area which could provide additional off road parking if required or could be altered to provide a garden space subject to individual requirements.



COUNCIL TAX BAND:

C

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:

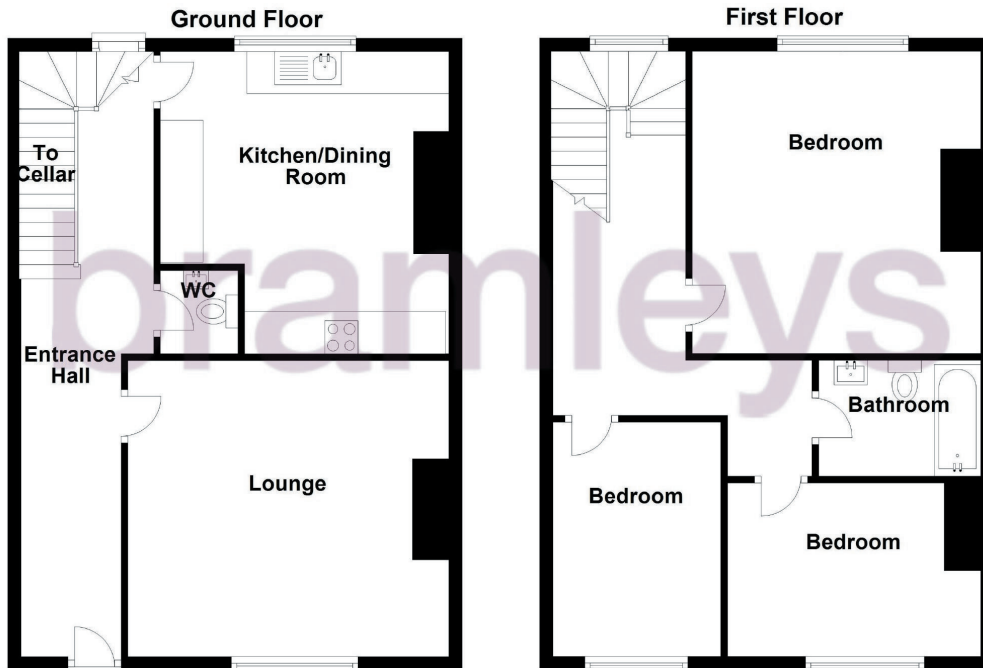
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details 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), turn left on to B6432 and follow the one way system on to Firth Street before turning right onto B6432 Kings Bridge Road. Turn left into Kings Mill Lane and continue along. The property will be found on the right hand side clearly identified by a Bramleys for sale board.



Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

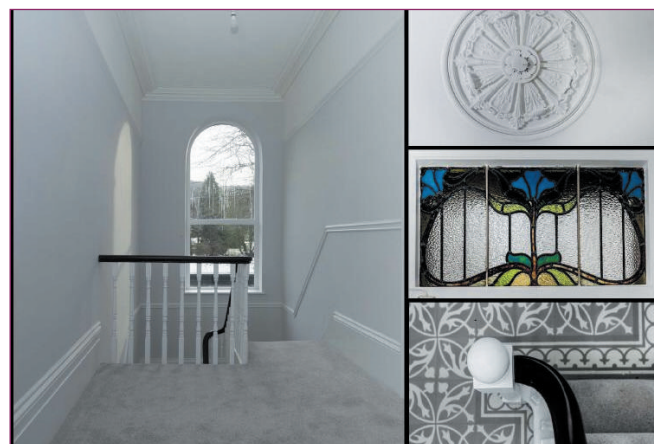
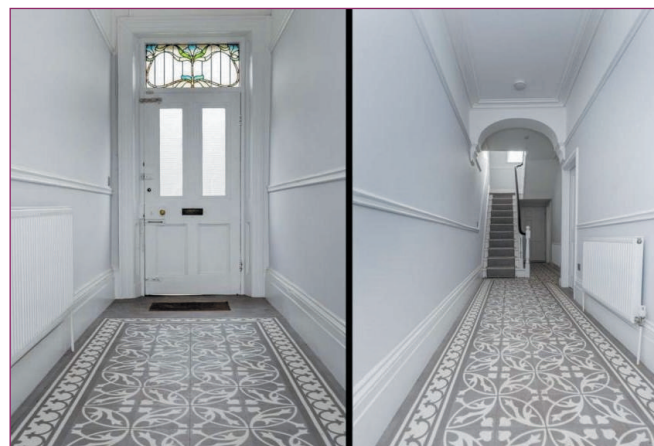
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the rating the lower your fuel bill are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



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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:

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. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square, Huddersfield HD1 1JF
t: 01484 530361 | e: info@bramleys1.co.uk

Suite 2.09 University Business Centre, Piece Mill,
27 Horton Street, Halifax HX1 1QE
t: 01422 260000 | e: halifax@bramleys1.co.uk

12 Victoria Road, Elland HX5 0PU
t: 01422 374811 | e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 8AF
t: 01924 495334 | e: mirfield@bramleys1.co.uk

27 Westgate, Heckmondwike WF16 0HE
t: 01924 412644 | e: heckmondwike@bramleys1.co.uk