

# bramleys

# For Sale

**3 ORCHARD CLOSE  
HALLAS ROAD  
KIRKBURTON  
HUDDERSFIELD**

**RESIDENTIAL SALES**

**£550,000**



- **A 5 BEDROOM EXECUTIVE DETACHED FAMILY HOME**
- **FINISHED TO A HIGH SPECIFICATION THROUGHOUT**
- **OFFERING IN EXCESS OF 2,200 SQFT OF ACCOMMODATION**
- **3 EN SUITE BEDROOMS**
- **DOUBLE INTEGRAL GARAGE WITH ROLLER SHUTTER DOOR**
- **HIGHLY DESIRABLE AREA OF KIRKBURTON**



*Commanding an enviable position on this exclusive development of only 5 properties, is this exceptionally well proportioned 5 bedroom family home. Offering in excess of 2,200 sqft of accommodation and being elegantly styled by the current vendors. This property offers high specification accommodation throughout including underfloor heating to the ground floor, a dining kitchen which is host to an array of integrated appliances, central breakfast island and provides an ideal space for entertaining, additional utility room, a superb 20'0 x 15'7" lounge and to the first floor there is a spacious master suite which incorporates a walk-in dressing room and en suite, 4 further double bedrooms (2 en suite) and a modern 4 piece bathroom. To the rear of the property there is a tiered garden with perspex glass balustrade and is fully enclosed, ideal for those with pets or children. Located in the highly desirable area of Kirkburton which has access to local schools and Huddersfield town centre.*

### **The accommodation briefly comprises:-**

#### **GROUND FLOOR:**

Enter the property through a uPVC external door into:-

#### **Entrance Hall**

This spacious entrance hall has wood laminate flooring, underfloor heating and a spindle rail balustrade staircase which rises to the first floor. There is an under stairs storage cupboard and access to the ground floor accommodation.

#### **Dining Kitchen**

7.14m x 4.83m (23'5" x 15'10")

A spectacular dining kitchen which provides ample space for entertaining. Being fitted with a range of modern wall, drawer and base units with complementary work surfaces, upstands, tiled splashbacks and a central island which incorporates a breakfast bar area. There is an inset 1½ bowl sink, inset ceiling spotlights, underfloor heating, full height integrated fridge freezer, dishwasher, eye level electric double oven, 5 ring gas on glass hob with overhead extractor fan and wood effect laminate flooring. To the dining area uPVC double glazed French doors give access to the rear garden.



#### **Lounge**

6.12m x 4.75m (20'1" x 15'7")

A generous lounge which enjoys a pleasant aspect overlooking the front. There is a large uPVC double glazed bay window and underfloor heating.



#### **Utility Room**

4.42m x 2.03m (14'6" x 6'8")

Being fitted with base units with wood effect work surface, inset stainless steel sink, plumbing for an automatic washing machine and space for a dryer. There is a uPVC double glazed window, a door which leads out to the rear garden and a further door gives access to the garage.



#### **Cloakroom/WC**

Furnished with a low flush WC, floating wash hand basin, tiled splashbacks, fully tiled floor, uPVC double glazed window to the rear and inset ceiling spotlights.

## Garage

A double integral garage with roller shutter door and houses the central heating boiler and consumer unit.

## FIRST FLOOR:

### Landing

Providing access to the loft by way of a ceiling hatch.

### Master Suite

5.94m x 3.40m (19'6" x 11'2")

A generous space which provides uPVC double glazed doors which lead out to a balcony with perspex glass and stainless steel balustrade. There is a central heating radiator and wood effect flooring.



### En suite Bathroom

A 4 piece suite comprising of a concealed cistern WC, wall hung wash hand basin, panelled bath and shower cubicle. There is a uPVC double glazed window to the front elevation, fully tiled floor, part tiled walls and chrome heated towel rail.



### Walk-in Wardrobe

2.87m x 2.54m (9'5" x 8'4")

With open fitted wardrobes providing shelving and hanging space, together with drawer units, a central heating radiator and a uPVC double glazed window to the front elevation.



### Guest Suite

3.20m x 4.90m max. (10'6" x 16'1" max.)

This well proportioned guest suite has a uPVC double glazed window to the rear elevation and a central heating radiator.



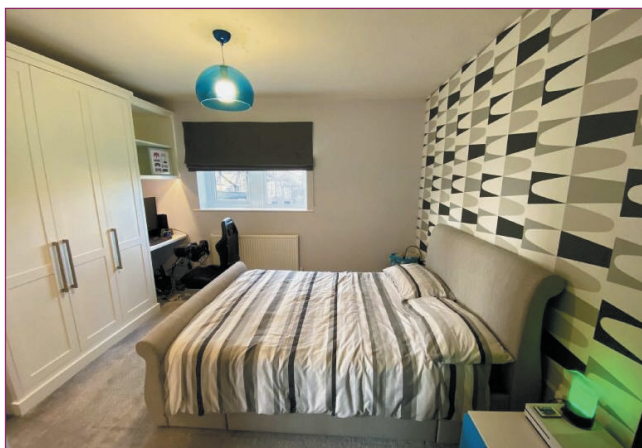
### En suite

Furnished with a 3 piece suite which comprises of a low flush WC, wall hung wash basin and walk-in shower. There are fully tiled walls and floor, Velux window and a heated towel rail.

### Bedroom 3

3.76m x 4.95m (12'4" x 16'3")

Another spacious bedroom which has built-in wardrobes providing hanging and shelving facilities, a uPVC double glazed window to the rear elevation and a central heating radiator.



### En suite

Furnished with a 3 piece suite which comprises of a low flush WC, wall hung wash basin and corner shower cubicle. There are part tiled walls, fully tiled floor, uPVC double glazed window to the side elevation and a heated towel rail.



### Bathroom

Furnished with a 4 piece suite which comprises of a concealed cistern WC, wall hung wash basin, panelled bath and shower cubicle. There is a fully tiled floor, part tiled walls, uPVC double glazed window to the side elevation, electric shaver point and a heated towel rail.

### Bedroom 4

3.76m x 3.38m (12'4" x 11'1")

Having a uPVC double glazed window to the front elevation, central heating radiator and built-in wardrobes which provide open shelves, hanging space and drawer storage.



### Bedroom 5/Office

3.61m x 2.84m max. (11'10" x 9'4" max.)

Currently used a beauty salon by the current vendors, having a uPVC double glazed window to the front elevation, central heating radiator and wood effect flooring.

### OUTSIDE:

To the front there is section of lawned garden with small hedge borders, together with a tarmac driveway which provides off road parking for 2 vehicles and access to the double integral garage. To the rear

there is a paved seating area with steps which lead up to a well proportioned lawned garden which has perspex glass balustrade, additional paved seating area and a raised pebbled flowerbed with mature tree.



### ENERGY RATING:

B

### COUNCIL TAX BAND:

G

### 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:

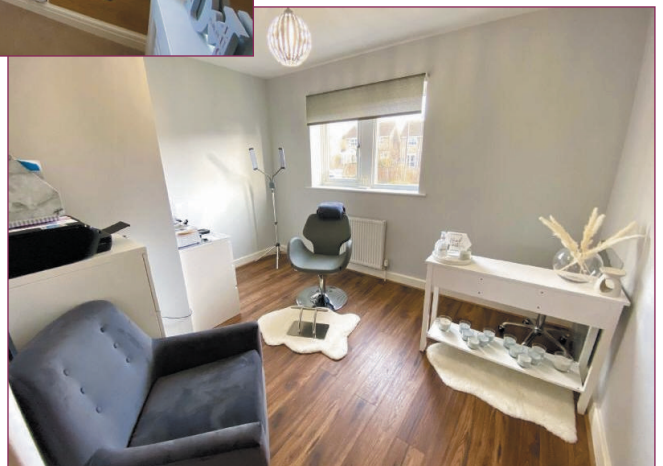
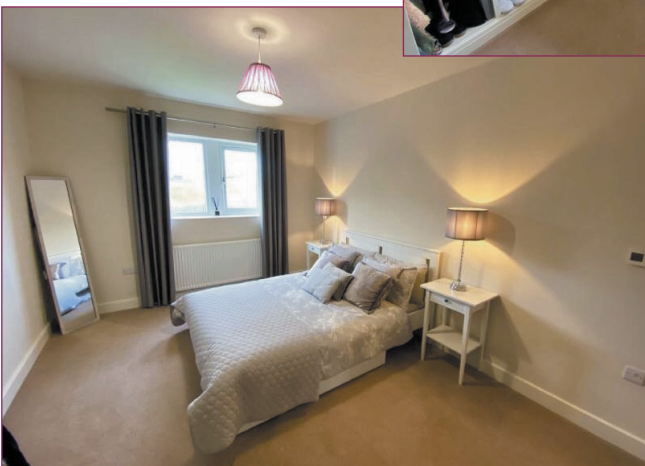
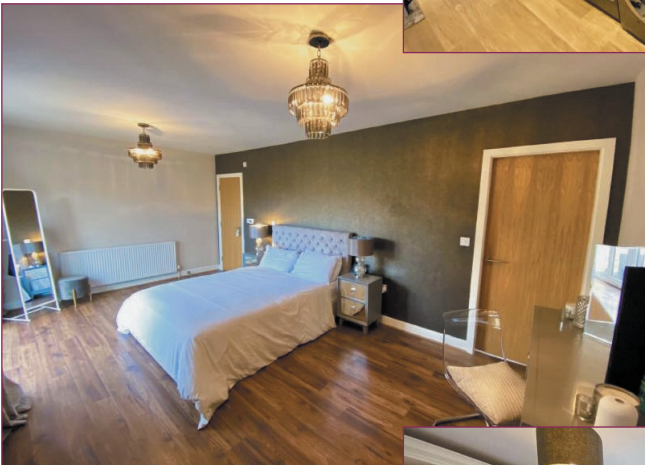
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details 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.

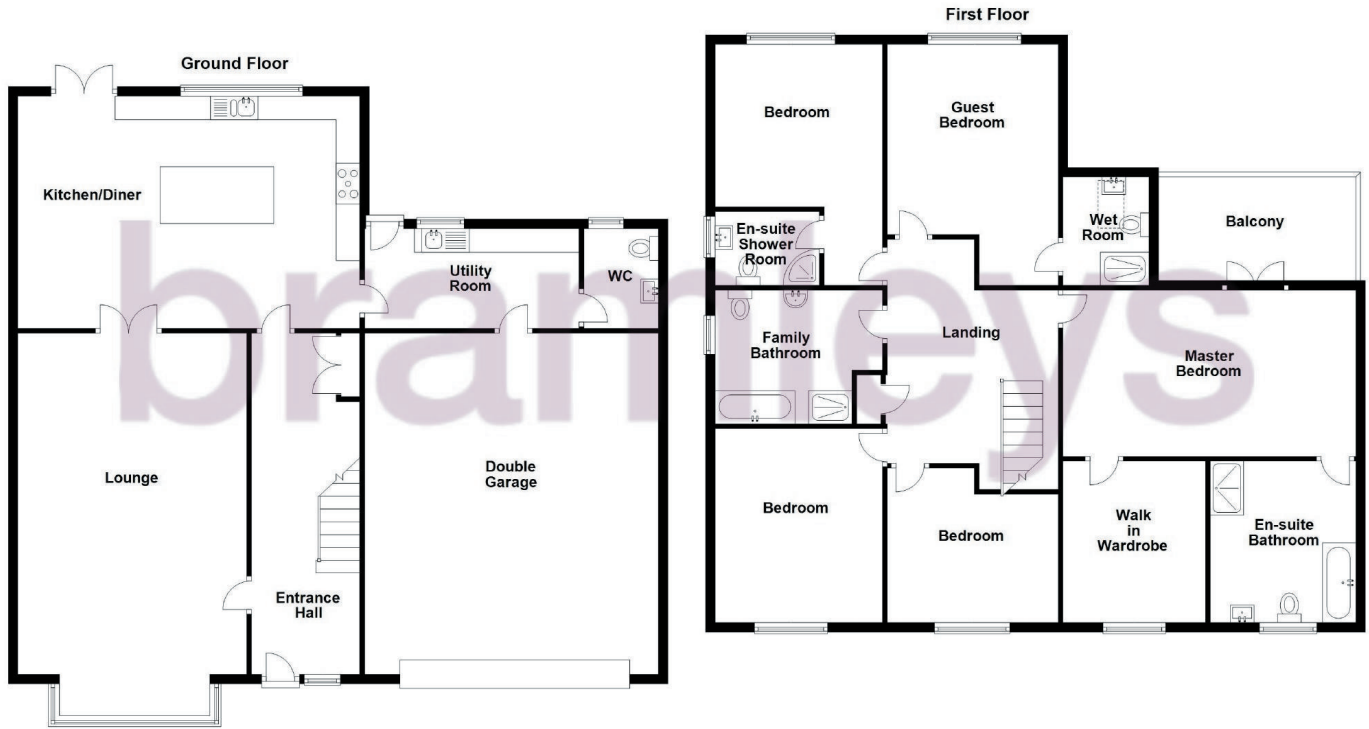
### ON-LINE CONVEYANCING SERVICES:

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 Wakefield Road (A629) passing through Aspley and Moldgreen. On reaching the traffic lights in Waterloo take the right hand fork into Penistone Road and proceed along for approximately 5 miles. On reaching Kirkburton turn left into North Road (B6116) and proceed up the road. Shortly before the Co-op take a sharp left into Hallas Road and continue up. Orchard Close can be found as a cul-de-sac on the left hand side. No.3 can be found straight ahead.





### Energy efficiency rating for this property

This property's current energy rating is B. 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	84   B	89   B
69-80	C		
55-68	D		
39-54	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 number the lower your fuel bills 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

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