

# bramleys



3 Fernleigh Drive  
Longwood  
Huddersfield  
HD3 4UT

Price: ~~£234,950~~ Reduced To £224,950

*Professionalism with Independence*



*Located on a private driveway of only four executive detached residences, this five bed roomed property has been decorated and maintained to a high standard. Having been extended from its original form by way of a conservatory to the rear, the property boasts en suite facilities to the master bedroom and has gas fired central heating and uPVC double glazing. Located in this most peaceful setting, the property would be of interest to those with a young and growing family and has been priced realistically to sell.*

The accommodation briefly comprises:-

#### **GROUND FLOOR:**

An entrance door with sealed unit double glazed panels gives access to the:-

#### **Main Entrance Hallway**

Having a central heating radiator and spindle balustrade staircase.

#### **Cloakroom/WC**

Having a two piece white suite comprising low flush toilet, pedestal wash basin, central heating radiator and up double glazed window.

#### **Lounge**

4.95m x 3.53m (16'3" x 11'7") plus bay window  
Having up leaded double glazed bay window, gas and pebble effect living flame fire with Minster style fire surround and marble effect hearth and backcloth and double central heating radiator. Timber and glazed double doors with bevel edged glass panels lead from the lounge to the:-



*Lounge*

#### **Dining Room**

3.48m x 2.79m (11'5" x 9'2")  
Having a central heating radiator, ceiling coving and up double glazed French doors leading through to the:-

#### **Conservatory**

3.48m x 3.73m (11'5" x 12'3")  
Having a central heating radiator and the conservatory is set onto a stone base with up double glazed windows to three sides and French doors leading to the patio.



*Conservatory*

#### **Breakfast Kitchen**

3.91m max. x 4.65m max. (12'10" max. x 15'3" max.)  
Being part tiled to the walls and having a range of matching modern floor and wall units with laminated working surfaces, having a range of integrated appliances including fridge, freezer, dishwasher, four ring gas hob, in-built oven and overhead extractor fan and light, 1½ Asteriated sink unit with mixer taps and side drainer, central heating radiator and up double glazed window.



*Breakfast Kitchen*

#### **Utility Room**

1.63m x 1.78m (5'4" x 5'10")  
Being part tiled to the walls and having base cupboards, plumbing for automatic washing machine, inset stainless steel sink unit with mixer taps, central heating radiator and private rear access door.

A staircase rises to the:-

## FIRST FLOOR:

### Landing

Having spindle rail balustraded staircase and built-in linen cupboard.

### Master Bedroom

4.37m x 3.56m (14'4" x 11'8") max. measurements including robes

Having uPVC double glazed windows to the front with wooded outlook, central heating radiator and built-in double robes with hanging and shelving facilities.



Master Bedroom

### En Suite Shower Room

Having a three piece white suite comprising low flush toilet, vanity wash basin with cupboards beneath, shower cubicle, central heating radiator, uPVC double glazed window and electric shaver point.



En Suite Shower Room

### Bedroom 2

3.40m x 3.20m (11'2" x 10'6") max. measurements  
Having uPVC double glazed window and central heating radiator.



Bedroom 2

### Bedroom 3

4.32m x 2.52m (14'2" x 8'3")

Peacefully situated to the rear of the property enjoying the wooded rear aspect and having a uPVC double glazed window and central heating radiator.



Bedroom 3

### Bedroom 4

3.33m x 3.12m (10'11" x 10'3")

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



Bedroom 4

### Bedroom 5/Study

2.34m x 2.34m (7'8" x 7'8")

Having a central heating radiator and uPVC double glazed window.

### Bathroom

Being part tiled to the walls and having a three piece white suite comprising low flush toilet, pedestal wash basin, panelled bath with Antique style mixer taps and shower attachment, central heating radiator and uPVC double glazed window.



Bathroom

### OUTSIDE:

To the front of the property there is a lawned garden with flowerbed border. There is a double width parking apron/driveway leading to the integral single garage 5.56m x 2.52m (18'3" x 8'3") which has an up and over door, power and light points and a water tap. To the rear is a circular flagged patio with pebble surrounds and a further raised lawned garden again with flowerbed borders, mature trees and bushes and there is outside security lighting.



Garden

### BOUNDARIES AND 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.



Rear Garden

### MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, John Savage is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact John Savage on 01484 530361.

Written quotations available on request. All loans subject to status. A life assurance policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### RELATED SALE DISCOUNT:

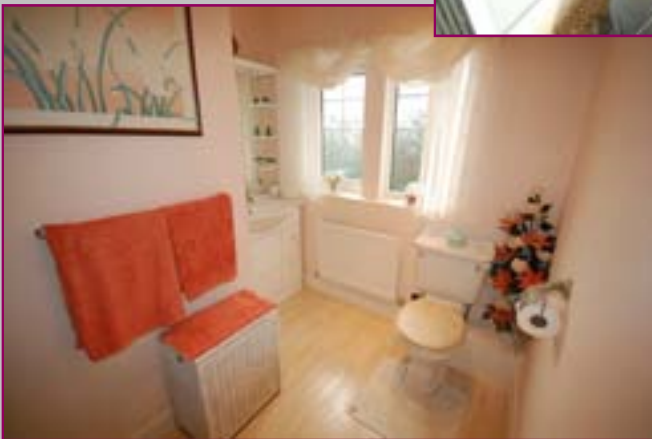
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

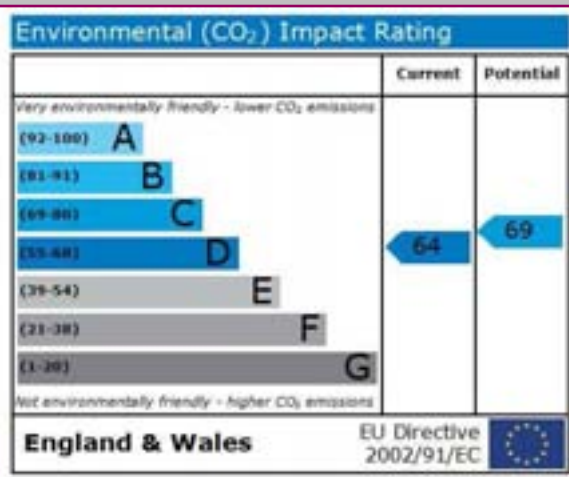
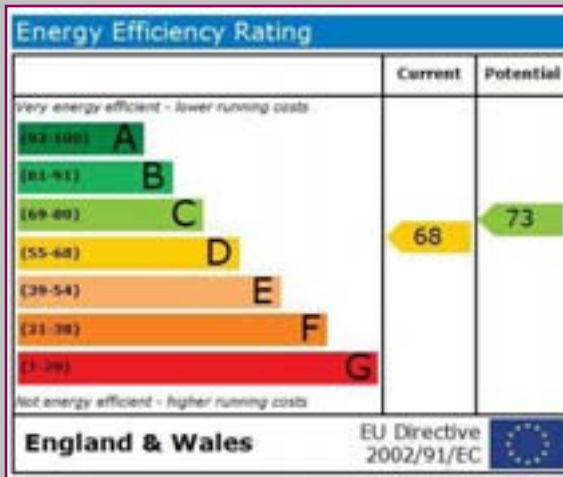
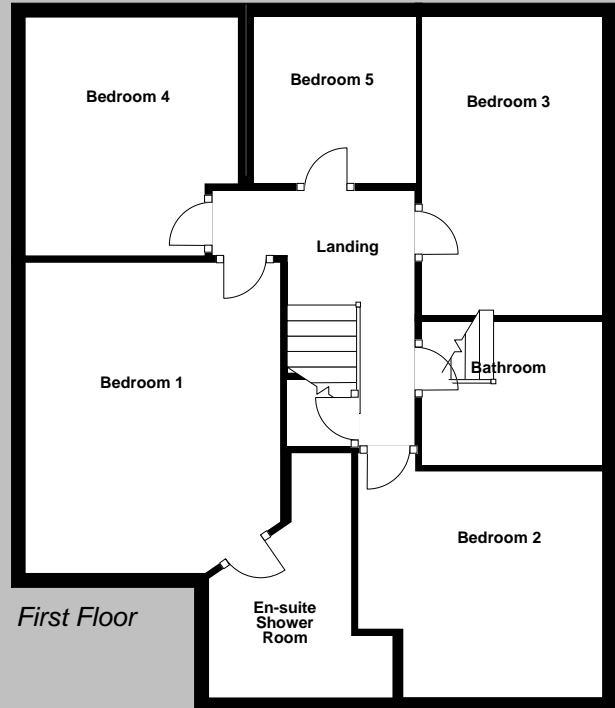
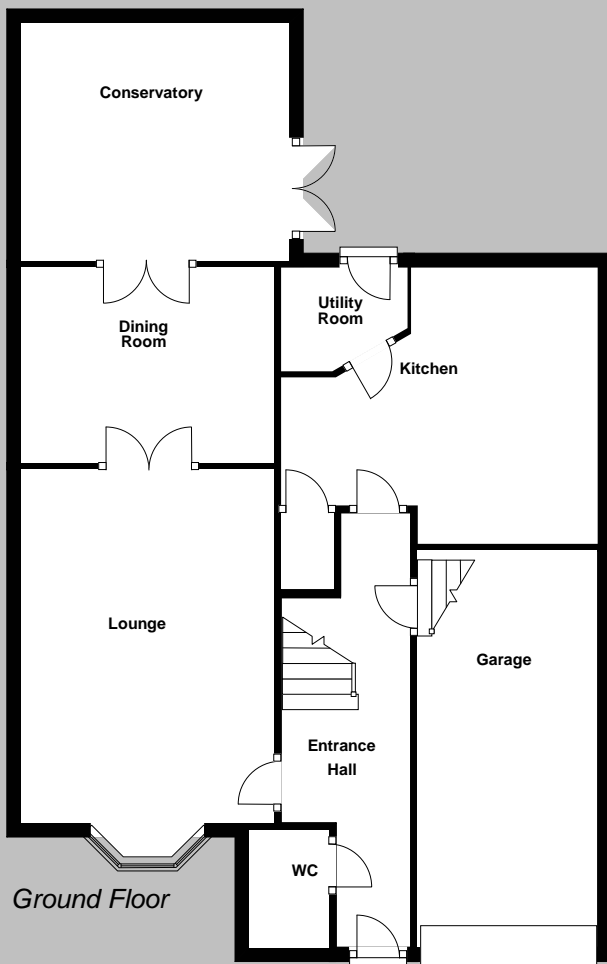
### ON-LINE CONVEYANCING SERVICE:

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 Trinity Street (A640). Proceed to the roundabout at Marsh and take the left hand turning into Gledholt Road. At the next mini-roundabout turn right into Heaton Road and follow this road until its conclusion. At the T-junction turn right into Church Street, continue to the roundabout at Paddock and take the second left into Longwood Gate. Follow this road for approximately half a mile and as it turns sharp left by the railway viaduct turn immediate right into Dale Street and Fernleigh Drive will be found approximately 400 yards on the right hand side.





**PROPERTY MISDESCRIPTION ACT 1991**

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



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