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Plot 1
Duxbury Gardens
Off Huddersfield Road
Liversedge
WF15 7BZ



Price: £485,000

Professionalism with Independence



This substantial 5 bedroom detached residence located in what was formerly the paddock to Duxbury Hall and now forms a select cul-de-sac of only 5 executive style residences with electric gated access. Boasting en-suite facilities to both the master bedroom and guest suite, the property is further enhanced by 2 spacious reception rooms and superbly appointed breakfast kitchen. Having bi-fold doors from the dining room into the rear gardens, the property is fitted with a range of high quality fixtures and fittings and having a kitchen with a wealth of integrated appliances. Having gas fired central heating, uPVC double glazing, security alarm system and integral double garage with electrically operated doors. Being located within a 10 minute drive of Junctions 25,26 & 27 of the M62, the property is handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire. (Please note all internal and garden images are from a previous Marshall Homes site and are used for illustration purposes only)

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Hall

Having a central heating radiator and built-in understairs storage cupboard. Double doors lead through to the breakfast kitchen

Breakfast Kitchen

5.6m x 4.2m (18'4" x 13'9")

Having a range of matching modern floor and wall units with laminated working surfaces. There is a wealth of integrated appliances including gas hob with in-built double oven and grill, overhead extractor fan and light, integral fridge, freezer and dishwasher. There is a central island unit and an opening leading through to the family room/dining room.



Family Room/Dining Room

5m x 3.2m (16'5" x 10'6")

Peacefully situated to the rear of the property and being fully glazed to the rear with Bi-fold door leading out into the gardens.

Utility Room

2.7m x 2m (8'10" x 6'7")

Having base and wall cupboards, inset stainless steel sink unit with side drainer and plumbing for an automatic washing machine. There is a further rear access door.

Lounge

6.2m x 4.5m (20'4" x 14'9")

A most spacious family lounge, has uPVC double glazed window, log burning fire and central heating radiator.



FIRST FLOOR:

A staircase rises to the first floor galleried landing.

Galleried Landing

Having a built-in linen cupboard.

Master Bedroom

5.4m x 3.7m (17'9" x 12'2")

A most spacious master bedroom having a feature pitched roof with Velux windows, there is a central heating radiator and uPVC double glazed window to the front. There is an access door to the walk-in dressing room.



Walk-In Dressing Room

2.7m x 1.6m (8'10" x 5'3")

En-suite Bathroom

2.75m x 1.6m (9'0" x 5'3")

Being part tiled to the walls and having a 3 piece suite comprising low flush toilet, pedestal wash basin and panelled bath with overhead shower and shower screen.

Guest Suite

4.75m x 3.2m (15'7" x 10'6")

A spacious guest room which has a central heating radiator and uPVC double glazed window. There is an access door to the en-suite shower room.



En-suite Shower Room

Being part tiled to the walls, having a 3 piece suite comprising low flush toilet, hand wash basin and fully tiled shower cubicle.



Bedroom 3

4.2m x 3.1m (13'9" x 10'2")

Having a central heating radiator and uPVC double glazed window.

Bedroom 4

4m x 2.7m (13'1" x 8'10")

Having a central heating radiator and uPVC double glazed window.

Bedroom 5

3.1m max. x 3m max. L-shaped (10'2" max. x 9'10" max.) Having a central heating radiator and uPVC double glazed window.

Bathroom

Being part tiled to the walls and having a 3 piece suite comprising low flush toilet, pedestal wash basin and panelled bath. There is also a chrome ladder style radiator.

Integral Double Garage

5.4m x 5.5m (17'9" x 18'1")

Having electrically operated up and over door, there are power and light points.

OUTSIDE:

There is a double width driveway to the front and gardens to both front and rear incorporating flagged patio and lawned gardens.

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.

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.

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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 Heckmondwike via Westgate towards Cleckheaton, turn left opposite BFC Motorspares and follow the road to the traffic lights. Turn left at the lights into Huddersfield Road and the development will be found a short distance on your right hand side just after the turning to Roberttown Lane.



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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