



# RESIDENTIAL

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## 10 Brooklands Close,, Halifax, HX4 9AB

**Price £285,000**

An impressive, FOUR/FIVE bedroom, extremely attractive, imposing stone-built formerly coach house \*END MEWS\* set with this Courtyard Residence which was converted in the 1980's to provide a most pleasing and extensive range of well proportioned accommodation occupying a pleasant courtyard setting adjacent to Shaw Park and overlooking the local deer park in the heart of stunning Stainland Dean lying within easy reach of all the local amenities, Halifax and Huddersfield town centres and M62 motorway system. The accommodation is set over split levels, offering an abundance of charm & elegance for the discerning buyer. The property boasts gas central heating and double-glazing, comprises of: Entrance reception hallway, cloakroom, breakfast kitchen, separate dining room, modern lounge, a fifth bedroom/ third reception room and a useful utility room. To the first floor staircase leads onto split level landing, there are three good sized bedrooms and a modern house bathroom. The main bedroom also benefits from access to a shower room and a walk-in cupboard. To the lower ground floor: access to a large integral garage/workshop/cellar room/ storage room ( perfect for renovation project) Externally, there is a shared courtyard with woodland aspect, off-road allocated parking & a further single garage. to the rear a pleasant raised decked seating balcony with delightful views, further outside space at the side. Viewing of this very unusual property is highly recommended. Not to be overlooked Why not call the Agent today for your appointment to view.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
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## ENTRANCE DOOR



UPVC door leading to:

## RECEPTION HALLWAY



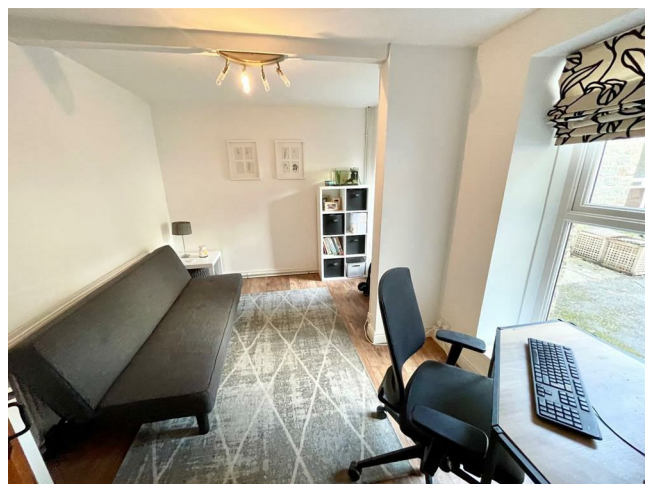
A delightfully spacious reception hallway with access to all rooms on this level, a useful cloaks room and uPVC double glazed window to front elevation:

## BREAKFAST KITCHEN 12'9 x 7'6 (3.89m x 2.29m)



This breakfast kitchen is set to the front aspect, with twin aspect windows overlooking the rear courtyard and communal area. The kitchen comprises of a matching range of base and wall mounted units in Grey, laminated working surfaces with tiled splash backs, inset stainless steel one and a half bowl sink with mixer tap. There is an electric oven and a four ring gas hob with pull out extractor hood over, space for an under counter fridge or freezer and a breakfast bar. Finished with wall mounted gas central heated radiator and a combi-boiler:

## RECEPTION ROOM/FIFTH BEDROOM 15'4" x 9'3"



Well appointed reception room/fifth bedroom with twin aspect uPVC windows to the front aspect.

Finished with wall mounted gas central heated radiator and wood effect laminate flooring:

### **DINING ROOM 12'9 x 12'5 (3.89m x 3.78m)**



A good sized dining room with uPVC double glazed French doors leading onto the raised decked patio. Featuring beamed ceiling, wall mounted gas central heated radiator and wood effect laminate flooring:

### **LOUNGE 18'6 x 12'5 (5.64m x 3.78m)**



A good sized lounge room with twin aspect uPVC windows overlooking the rear aspect, featuring exposed beam ceiling, gas stove fire set on a stone effect hearth, ceiling spotlighting and wall mounted gas central heated radiator:

### **UTILITY ROOM/CLOAKS ROOM**



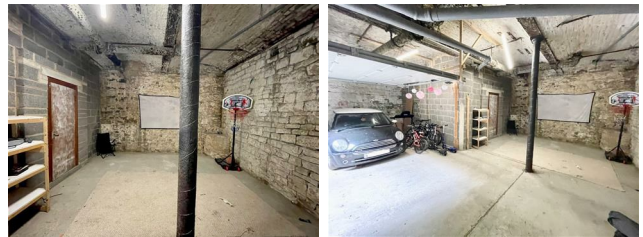
A useful utility room/cloaks room with laminated

working surfaces and inset circular sink with mixer tap. There is plumbing for an automatic washing machine and tumble dryer, finished with dado rail, decorative panelling, extractor fan, a low level flush w/c and ceramic effect tile flooring:

### **CELLAR ROOM**

Staircase descends to the lower floor, which leads to the storage areas, garage and workshop:

### **INTEGRAL GARAGE/WORKSHOP 31'9 x 15'1 reduces (11'8) (9.68m x 4.60m reduces (3.56m))**



A fabulous part of the property is this workshop/garage, a superb L-shaped space being over 30 ft, offering power and light with electric roller door. A ripe for renovation project:

### **SPLIT LEVEL LANDING**



Split level landing leads to:

## FAMILY BATHROOM



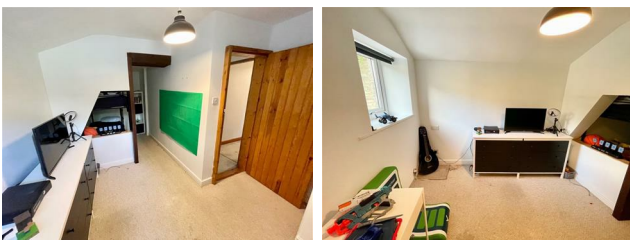
A partly tiled, modern family bathroom with uPVC window to rear aspect and chrome effect fittings. Consisting of a three piece bathroom suite in white comprising of: a panelled bath with electric shower over, glass effect splash screen, vanity unit with inset ceramic sink unit and waterfall tap, incorporating a low level flush w/c. Finished with charcoal effect double panelled radiator, shaving point, extractor fan and tiled effect flooring:

## BEDROOM TWO 8'11 x 8'6 (4'4) (2.72m x 2.59m (1.32m))



A second double bedroom with uPVC double glazed window to the front elevation, finished with useful storage cupboard, ceiling spot lighting and wall mounted gas central heated radiator:

## BEDROOM THREE 13'1 x 8'4 (3.99m x 2.54m)



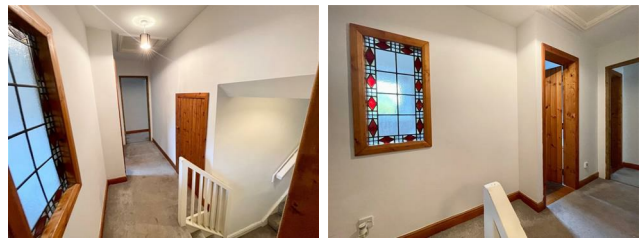
A third double bedroom with uPVC window to the front aspect, featuring ceiling beam and wall mounted gas central heated radiator:

## BEDROOM FOUR 16'8 x 6'10 (5.08m x 2.08m)



A large, fourth bedroom with uPVC window to the rear aspect, ceiling beam, ample space for wardrobes and finished with wall mounted gas central heated radiator:

## LANDING



A staircase rises from the lounge and leads onto the split level landing, access to a useful walk-in storage cupboard and loft access. Doors lead onto all bedrooms:

## BEDROOM ONE 13'8" x 9'9" (4.17m x 2.982m )

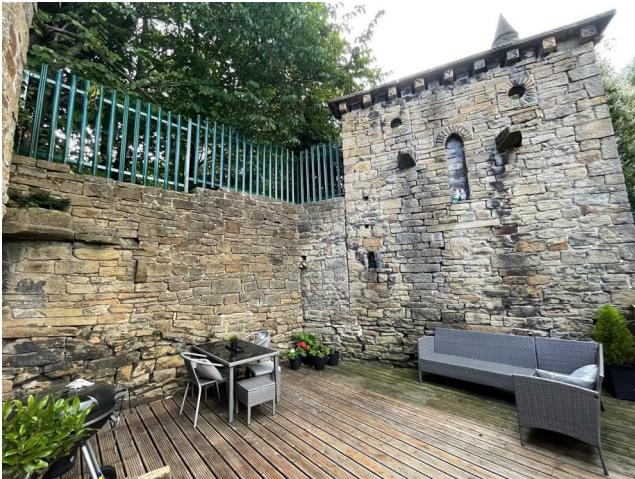


A newly decorated larger than average main bedroom with uPVC windows to the rear elevation, featuring beam ceiling, fitted wardrobes to one alcove:

## SHOWER ROOM

A useful separate shower room with step in shower cubicle and electric shower unit finished with extractor fan and wood effect vinyl flooring:

## EXTERNALLY



The property benefits from a delightful courtyard setting to the front aspect with a woodland feel, located in the heart of Stainland Dean. There is courtyard allocated parking for one car, access to the single garage with power and light. To the rear is an enclosed, raised decked patio garden with further side access for storage and hanging space. This walled communal courtyard area also offers further communal drying area:

## SECOND GARAGE



A second garage with up and over doors, power and light:

## PARKING SPACE

The property offers ample parking via intergared garage, single garage and one further parking space to the front of the property:

## RAISED BALCONY / DECKED AREA



Further Photos: please note there is planning permission to extend the decked area:

## SOLAR PANELS

Solar panels on the roof bring an income of approx £800 per annum.

## Tenure

This property is Share of Freehold.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

## Council Tax Bands

The council Tax Banding is "E "

Please check the monthly amount on the Kirklee Council Tax Website .

## ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

## ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtub link.  
Please ask the agents for the detail.

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **DISCLAIMER**

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

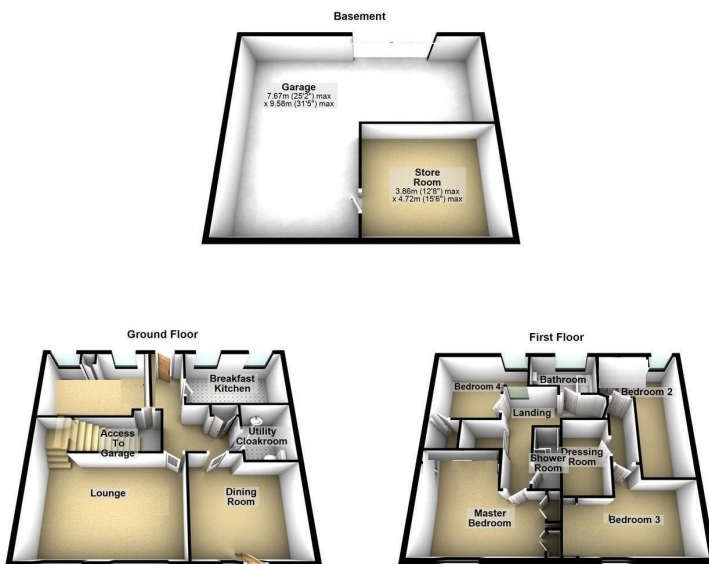
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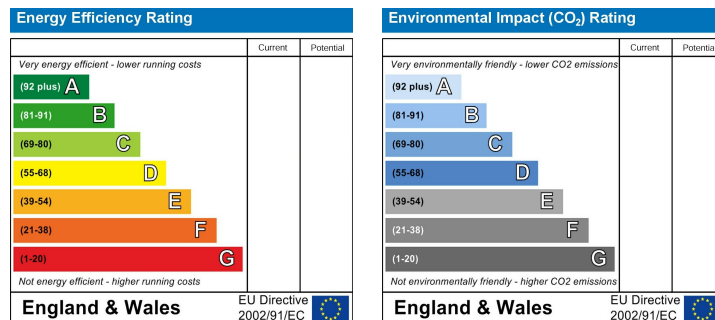
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## Floor Plan



## Energy Efficiency Graph



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