



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



16 Acre Lane, Huddersfield, HD6 3FD

£253,995

UNDEROFFER "OFFERS OVER £253,995 MANY EXTRA'S INCLUDED" Set within this highly desirable new development of Keepmoat homes in Rastrick is this stunning, newly built three bedroom residence set over three floors. This property offers driveway to the side for off road parking for two vehicles and gardens to the front and rear.

The property is ideally suited to an array of buyers looking for versatile accommodation, which is in ready to move into condition. Presented to an exceptionally high standard throughout, this property offers security alarm, electric car charging point and onsite internet host via the builder. Also benefits from gas central heating, double glazing and many further upgrades. The property comprises of entrance hallway, spacious lounge, high spec dining kitchen with patio doors leading to the rear garden, inner lobby and separate w/c and storage room. To the first floor L-shaped large landing with two good sized double bedrooms with storage cupboards and a modern house bathroom there is also ample space for a small office area. To the second floor leading onto the master suite, boasting fitted wardrobes and en-suite shower room.

Externally offering driveway to the side with two parking spaces. To the rear is an enclosed, well maintained landscaped raised garden. Convenient for schools and local amenities the property is well placed for daily commuting having easy access to Brighouse, Leeds & Manchester, with neighbouring towns on the door step. Within easy reach via the M62 motorway which is only a short drive away. An excellent ready to move into family home in a prime location, this property must be viewed. Please contact the agent to arrange a viewing on 01484 644555! *VIRTUAL VIEWING AVAILABLE*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk

www.admresidential.co.uk



ENTRANCE COMPOSITE SECURITY DOOR

Entrance composite security bi-colour door which leads to:

RECEPTION HALLWAY



Reception hallway with staircase rising to the first floor. Finished with wall mounted gas central heating radiator and security alarm panel. Door leading to:

MODERN LOUNGE WITH BAY WINDOWS



Set to the front aspect is this spacious, modern lounge with uPVC bay window over looking the front aspect with an abundance of natural light which complements the room. Finished with T.V. Point, Telephone point, wall mounted gas central heating radiator and door leading to:

HIGH SPEC MODERN DINING KITCHEN



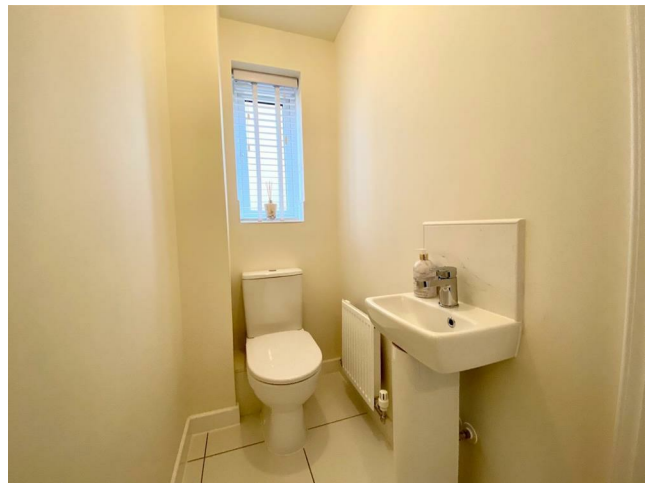
Good sized dining kitchen with uPVC window and Upvc patio doors leading to the rear garden. Consists of a newly fitted modern range of matching base and wall mounted units in High Gloss Cashmere

with contrasting laminate working surfaces with matching splash trims, stainless steel sink with drainer and mixer tap. Integrated electric double and a four ring ceramic electric hob and contrasting extractor hood over. Integrated appliances consist of a washing machine, dishwasher and fridge/freezer and housing for the newly fitted combi- boiler. There is ample work space and power point and ample space for dining table and chairs, finished with inset ceiling spotlighting, wall mounted gas central heating radiator and tiled flooring: There is also useful storage room which provides further storage space:

INNER LOBBY

Inner lobby with ceiling lighting, door leads to:

CLOAKROOM/W.C



Well appointed, downstairs cloakroom with uPVC

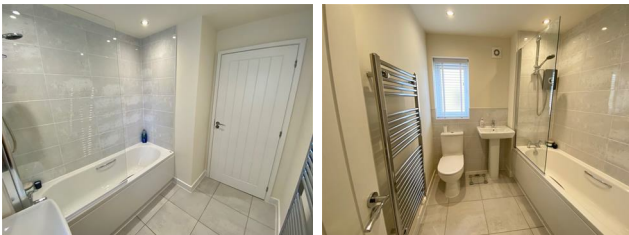
window to the side aspect. Incorporating hand wash pedestal basin with tiled splash backs, a low level flush w/c. Finished with tiled flooring and wall mounted gas central heated radiator:

TO THE FIRST FLOOR LANDING



To the first floor landing, doors leading to two double bedrooms and house bathroom. Finished with useful storage cupboard housing the fuse box and internet box, wall mounted gas central heating radiator door leads to:

HOUSE BATHROOM



A modern, partly tiled, fitted family bathroom with uPVC window to side aspect. Incorporating a three piece bathroom suite in white with chrome effect fittings. Comprises of a panelled bath with electric shower over, hand wash pedestal basin and low level w/c. Finished with inset ceiling spotlighting extractor fan, wall mounted chrome heated towel rail and tiled flooring:

BEDROOM TWO



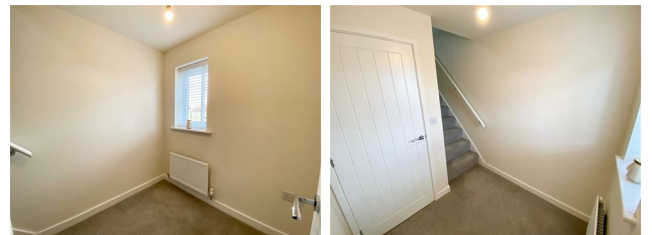
A good sized, double bedroom with uPVC twin aspect windows to the rear aspect. Finished with wall mounted gas central heated radiator:

GUEST BEDROOM THREE



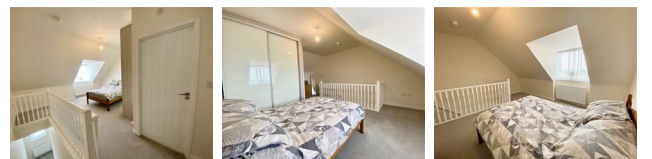
A third double bedroom with uPVC window to the front aspect. Finished with wall mounted gas central heated radiator:

THE SECOND FLOOR LANDING / STUDY



Useful study room with uPVC window to the front aspect, wall mounted gas central heated radiator and staircase rising to the master suite:

MASTER SUITE



This is a fabulous double bedroom with en-suite facilities and uPVC dormer window to the front aspect. Finished with fitted balustrade banister, a wall mounted gas central heated radiator, T.V point and fitted wardrobe to one wall with sliding doors. Door leading to:

EN-SUITE BATHROOM

A well appointed en-suite shower room with velux window to the rear aspect, comprising of three

piece bathroom suite in white with chrome effect fittings, consisting of a step in shower cubicle, hand wash vanity basin with tiled splash backs and a low level flush w/c. Finished with wall mounted chrome heated towel rail, further under eaves storage and vinyl flooring:

EXTERNALLY



Externally the property offers a block paved driveway to the side aspect which provides off road parking for two vehicles and electric car charging point. To the front there is a laid to lawn area and flagged paths leading to the front door. To the rear is an enclosed, tiered stepped landscaped garden with fenced boundary and gated rear access, flagged patio area and steps leading to a further laid to lawn garden. An ideal space for enjoying the summer weather:

PARKING SPACE

The property offers two parking spaces to the side aspect:

ELECTRIC CAR CHARGING PORT

A wall mounted car charging port:

PAID EXTRAS ON BUILD

- Ceramic hob
- 11 x spotlights
- Media plate socket in the 3rd bedroom (allows for extra plugs and USB ports)
- Further ethernet point in 3rd bedroom
- Floor tiling in kitchen and downstairs WC
- Floor tiling in bathroom and en-suite
- Fitted wardrobe in main bedroom
- (Bespoke Blinds To Be Negotiated)

Please note there is a site charge yearly for the maintenance of the area TBA

ADDITIONAL PHOTOGRAPHS

Additional photographs:

ABOUT THE AREA

Brighouse occupies a prime position at the lower end of the Calder Valley, sitting alongside the Calder and Hebble Navigation waterway.

There is a weekly market in the heart of the town centre and a great choice of independent shops, restaurants and cafes to visit. These are supplemented by regular specialist markets, which take over the whole town centre, offering up to 100 food, drink and craft stalls.

Brighouse has gained a reputation for normally hosting and organising great festivals, such as the 1940's weekend in June, the Festival of Brass in July, the Canal and Music Festival in August and Art Festival in September. These run alongside the speciality markets, Christmas Fair and Charity Gala.

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

Conveniently located approximately 2.5 miles from the M62 , Brighouse centre is just a short walk away

About the area are as follows:

Council Tax Bands

The council Tax Banding is "C"

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

Tenure

This property is Freehold.

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 Or lettings@admresidential.co.uk

Please ask the agents for details.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

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.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

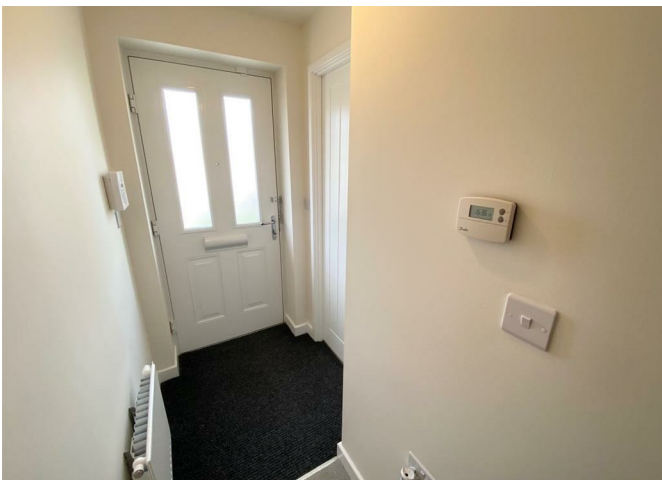
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.

COPYRIGHT ADM PARTICULARS

Please Note: Unauthorised reproduction prohibited.



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.