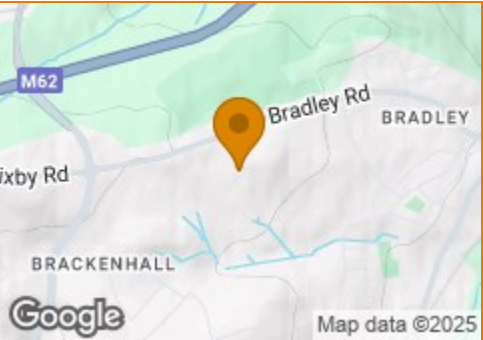


Terrain Map



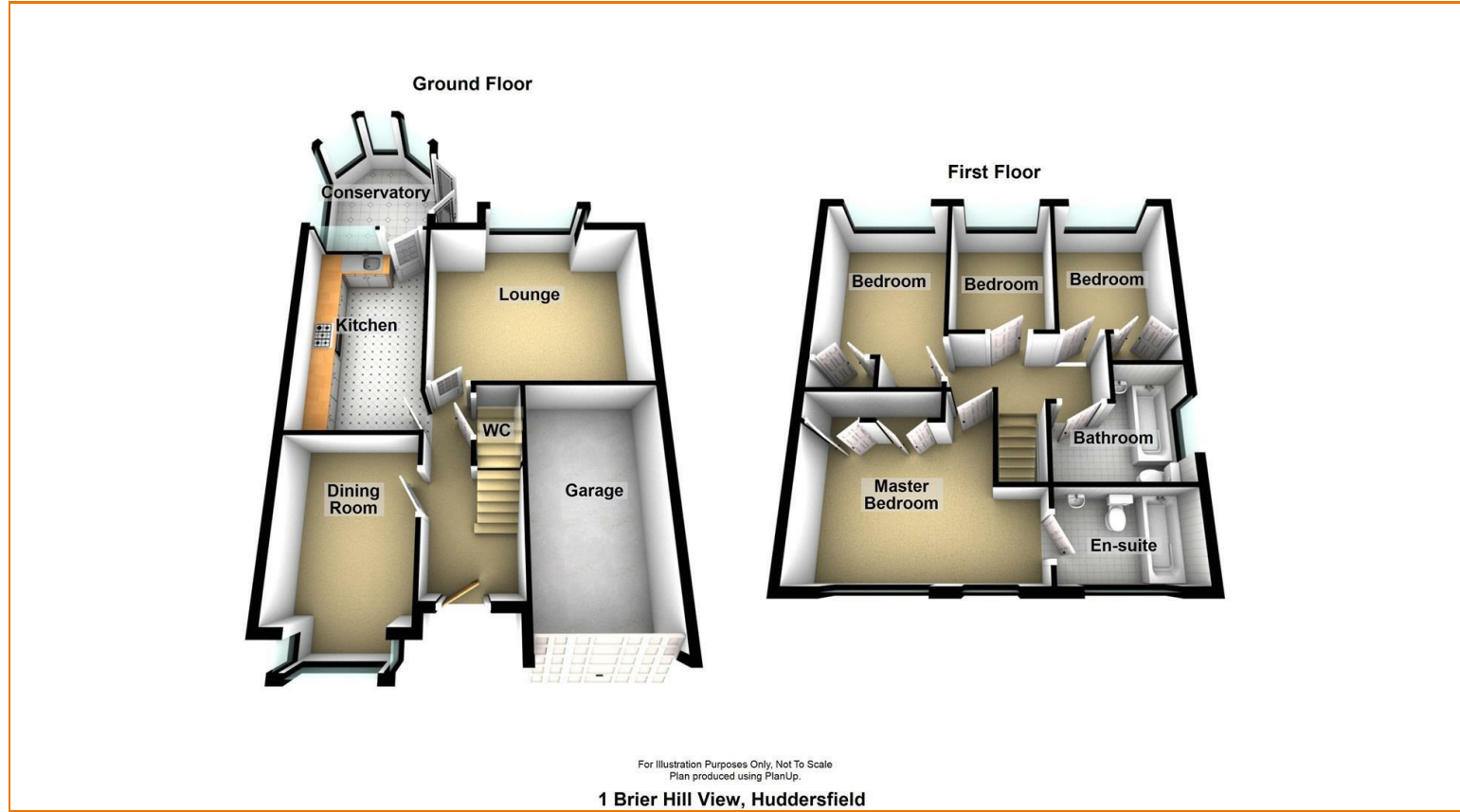
Hybrid Map



Terrain Map



Floor Plan



# BOULTONS



## Brier Hill View

Bradley, Huddersfield, HD2 1JQ

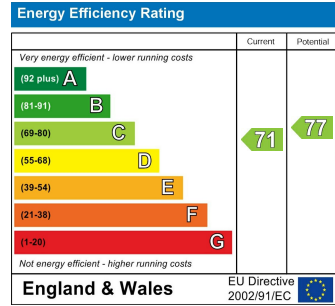
Offers Around £400,000

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### Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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# Brier Hill View

Bradley, Huddersfield, HD2 1JQ

Offers Around £400,000



Located on an end and corner plot within a popular cul-de-sac in a most this desirable area is this beautifully presented four-bedroom detached house. The property boasts an attractive front aspect with far reaching views and its curb appeal and invites you into a warm and welcoming home.

Inside, you will find two spacious reception rooms that provides an ideal space for relaxation and entertaining guests. The well-designed layout includes two modern bathrooms, ensuring convenience for families or those who enjoy hosting visitors. Each of the four bedrooms is generously sized, offering ample space for rest and personalisation.

This home is situated in a much sought-after and long established residential location, making it perfect for those who appreciate an exclusive environment while still being close to the hustle and bustle of regional financial towns and cities. The preferential leisure centre which is compulsory for residents adds an extra layer of appeal, providing residents with access to excellent recreational facilities right at their doorstep.

Whether you are a growing family or simply seeking a comfortable and stylish residence, this property is sure to meet your needs. With its prime location and well-appointed features, it presents a wonderful opportunity for anyone looking to settle in this sought after and exclusive location. Do not miss the chance to make this delightful house your new home and book your viewing today.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

14'2" a 5'10"

Accessed via a traditionally styled front door, and with a staircase rising to the first floor displaying spindles, balustrade and newel post. You will also find useful cupboard storage, light oak effect laminate flooring, a central heating radiator, decorative coving and a dado rail. An internal door leads through to the cloakroom/wc.

#### CLOAKROOM/WC

4'11" x 3'4"

Fitted with a low flush wc and a pedestal hand wash basin with part tiled splashbacks, a central heating radiator and cloaks hanging.

#### DINING ROOM

13'5" max into the bay x 8'8"

With a uPVC double glazed bay window positioned to the front elevation, a central heating radiator, decorative coving and continuation of the light oak effect laminate floor covering.

#### LOUNGE

14'6" max into the bay x 15'1"

A generous and well presented reception room overlooking the rear garden via the a uPVC double glazed bay window. You will also find a central heating radiator, decorative coving and provision for uplighting. The focal point for the room is an attractive coal effect gas fire within a traditionally styled limed oak surround and with a conglomerate marble back and plinth.

#### KITCHEN

15'1" x 8'8"

Fitted with a range of wall and base units with complementary working surfaces which incorporate a four ring gas hob and a one and a half bowl inset sink unit with mixer tap. The kitchen is further equipped with a fitted double oven, integrated dishwasher and plumbing for a washing machine. Part tiled splashbacks surround the preparation and there is also a central heating radiator and a timber framed double glazed internal window and matching door leading to the conservatory/garden room. There is a slate effect laminate floor covering.

#### CONSERVATORY/GARDEN ROOM

10'6" x 9'10" (both max)

Part wall and uPVC double glazed in construction and overlooking the attractive rear garden. A pair of French doors lead out to the patio seating area, beech effect laminate floor covering.

#### MASTER BEDROOM

14'11" max (11'6" average) x 12'10"

Enjoying good levels of natural light and a pleasant view towards Emley Moor mast and the surrounding countryside via the three uPVC double glazed windows on the front elevation. This well presented and spacious bedroom also has a central heating radiator and two double fitted robes. There are two useful drawers in the bulkhead and provides a dressing area and then an internal door leads to the en suite bathroom.

#### EN SUITE BATHROOM

9'0" x 5'6"

Fitted with a three piece white suite comprising panel bath with shower over, low flush wc and pedestal hand wash basin. Part tiled splashbacks, central heating radiator and a uPVC double glazed window with privacy glass inset.

#### BEDROOM 2,

11'6" to the robe x 8'7", plus entrance

With a uPVC double glazed window to the rear elevation overlooking the rear garden, central heating radiator, fitted double robe, decorative panelling and useful base level cupboard storage.

#### BEDROOM 3

9'10" to robe x 8'2"

Another double bedroom with a uPVC double glazed window to the rear elevation, a central heating radiator, decorative panelling and double recessed robe.

#### BEDROOM 4

10'2" x 7'1"

Also with a uPVC double glazed window and central heating radiator. In keeping with the remainder of the property, this room is in good decorative order.

#### FAMILY BATHROOM

7'6" x 9'1"

Fitted with a pedestal hand wash basin, low flush wc and panel bath with mixer tap and shower over. There are complementary tiled walls and floor, useful bukhead linen storage cupboard and cylinder. There is also a loft hatch leading to the roof void (not inspected at the time of the appraisal), a chrome heated towel rail and a uPVC double glazed window with privacy glass inset to the gable end.

#### LANDING

9'11" x 4'9"

A loft hatch gives access to the roof void (also not inspected at the time of the appraisal), central heating radiator.

#### OUTSIDE

To the front is a driveway leading to the integral garage. Also you will find a well kept lawned front garden surrounded by a wall and evergreen shrubs and hedges. There is an attractive, landscaped rear garden with patio seating area adjacent to the conservatory at the lower level. There is a mid level rockery and a short flight of steps leads to the top lawn which has a good degree of privacy surrounded by evergreens and planted beds.

#### GARAGE

16'11" x 8'4"

Accessed via an up and over door. with power and light and housing an Ideal boiler.

#### AGENTS NOTES

Benefitting from an obligatory but exclusive resident membership for the Woodland Glade leisure complex (approximately £54 per month) which has a number of attractive features including gym/leisure centre, swimming pool, astro-turf facilities, tennis and squash courts together with social club. The exact details of this current arrangement should be satisfied by the incoming purchaser's solicitor.

#### USEFUL INFO

11 New windows were installed in August 2024 and the Ideal Logic boiler in the garage was fitted September 2022.

#### COUNCIL TAX BAND E

#### TENURE

We understand that this property is freehold, this should be checked during the conveyancing process.

