

bramleys



7 Moorlands Rise
Meltham
Holmfirth
HD9 5NA

£159,950

Professionalism with Independence



14 St Georges Square, Huddersfield, HD1 1JF
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Located at the head of a cul-de-sac is this 2 bedroomed detached true bungalow which is well presented throughout. Having uPVC double glazing, gas fired central heating, fitted kitchen and bathroom and well proportioned lounge with patio doors leading out to the rear garden.

Externally there is a single garage, driveway and rear corner garden. The property is handily positioned for Meltham village where there are a range of amenities, the property would ideally suit those looking to downsize. An internal viewing is highly recommended to appreciate the accommodation which briefly comprises:- entrance vestibule, lounge, kitchen, 2 bedrooms and bathroom.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property via an external door into:-

Entrance Vestibule

Having a useful storage cupboard, central heating radiator, uPVC double glazed window and access into:-

Lounge

5.23m max. x 4.83m max. /3.66m min. (17'2" max. x 15'10" max. / 12'0" min.)

The focal point of the room is a gas fire which is set within a decorative wood surround and marble backdrop and hearth, there are uPVC double glazed patio sliding doors, 2 central heating radiators, uPVC double glazed window and access into:-



Kitchen

3.68m x 2.11m (12'1" x 6'11")

Having a comprehensive range of wall and base units with display cabinets and open end panels, breakfast bar, space for an automatic washing machine, fridge freezer, electric cooker, 1½ bowl stainless steel sink with side drainer and mixer taps, tiled splash back, uPVC double glazed window, central heating radiator and a useful pantry storage cupboard.



Hallway

Having a loft access point and useful storage cupboard.

Bedroom 1

3.43m max. x 3.94m max. (11'3" max. x 12'11" max.)

Having 2 uPVC double glazed windows overlooking the rear garden, 2 central heating radiators and a comprehensive range of fitted wardrobes with 2 drawers and over head cupboards.



Bedroom 2

2.46m x 2.13m (8'1" x 7'0")

Having fitted wardrobes with sliding mirrored doors and drawer unit. There is a uPVC double glazed window overlooking the rear garden and a central heating radiator.



Bathroom

Furnished with a 3 piece suite incorporating concealed cistern wc, vanity sink unit, panelled bath with over head shower, fully tiled walls and floor, uPVC double glazed window and a heated towel rail.



OUTSIDE:

To the front of the property there is a section of lawned garden with mature shrubs and tarmac driveway which provides off road parking and leads to a single garage. To the rear there is a predominantly lawned area with shrub borders, patio areas, mature hedgerow, fencing and walling to other boundaries.



COUNCIL TAX BAND:

C

BOUNDARIES & 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. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

RELATED SALE DISCOUNT:

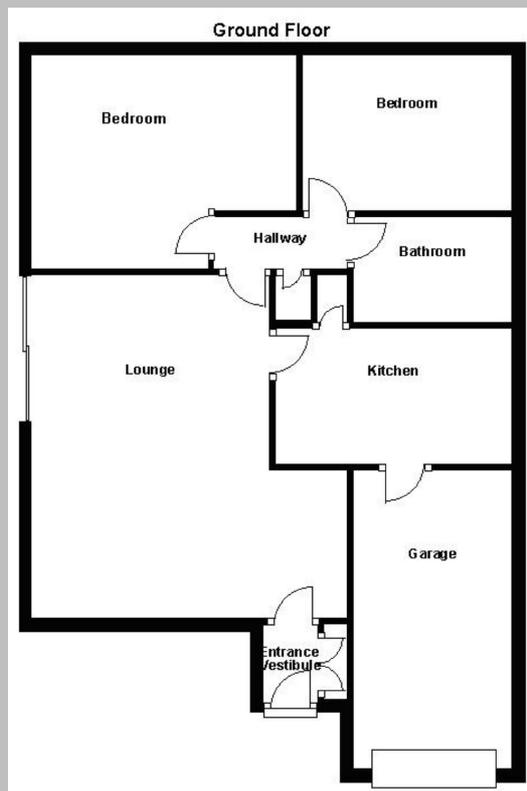
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE CONVEYANCING SERVICES:

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 Chapel Hill (A616) and proceed to the traffic lights in Lockwood. Continue straight ahead into Meltham Road, proceeding through the village of Netherton. In the centre of Meltham turn right at the crossroads and then immediately left into Greens End Road. At the end of the road turn right into Mill Moor Road, turn left into Matthew Grove which becomes Hanson Road, turn left into Moorlands Rise and left again into the cul-de-sac where the property can be found towards the head.



Energy Performance Certificate

7 Moorland Rise
Meltham
HOLMFIRTH
HD9 5NA

Dwelling type: Detached bungalow
Date of assessment: 14 July 2010
Date of certificate: 15 July 2010
Reference number: 0375-2874-6733-9790-1511
Type of assessment: RdSAP, existing dwelling
Total floor area: 59 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	70	60	65

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	345 kWh/m ² per year	274 kWh/m ² per year
Carbon dioxide emissions	3.4 tonnes per year	2.7 tonnes per year
Lighting	£56 per year	£31 per year
Heating	£501 per year	£431 per year
Hot Water	£142 per year	£112 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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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
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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