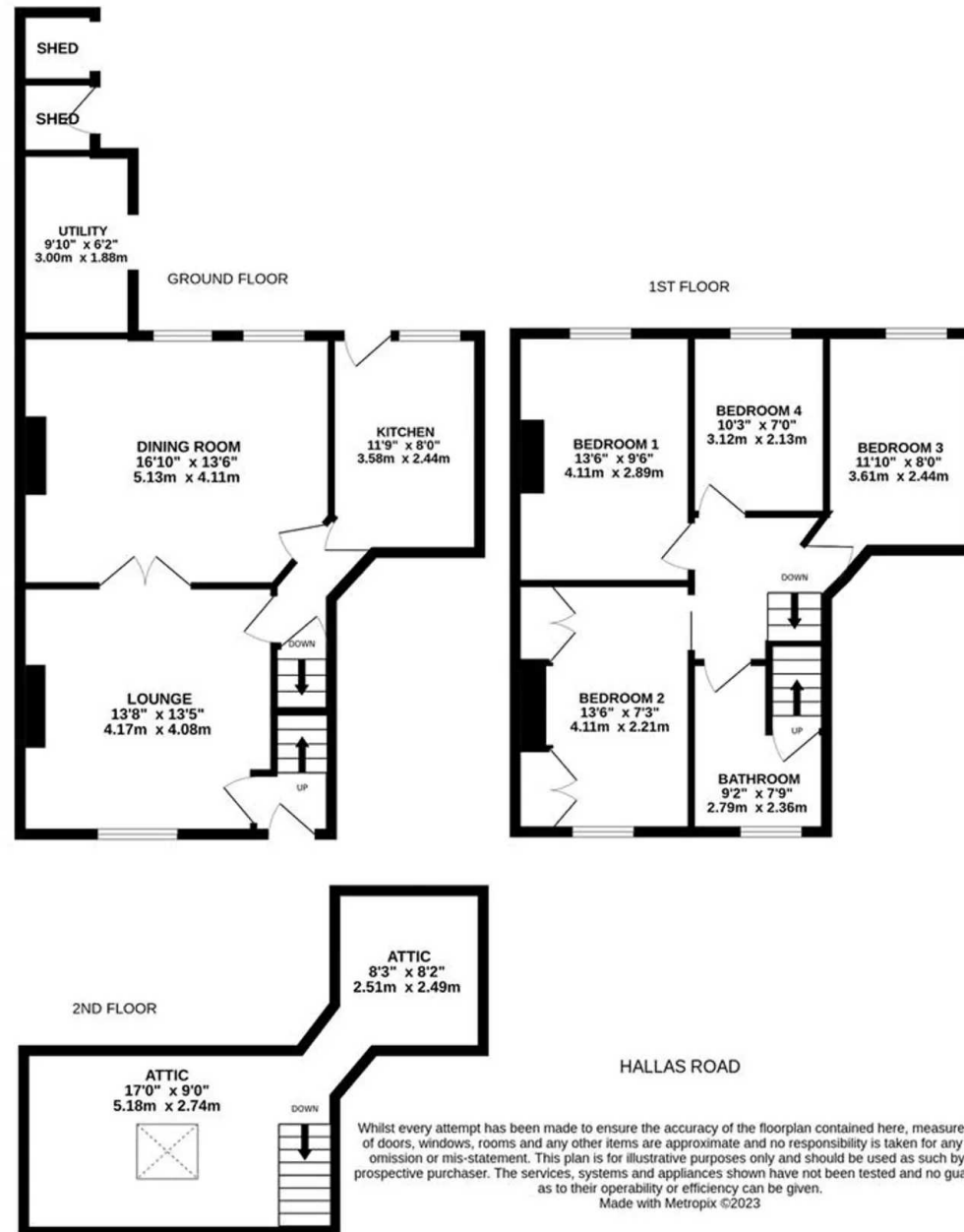




18 Hallas Road, Kirkburton

Huddersfield, HD8 0QQ

Guide Price **£180,000**



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18 Hallas Road

Kirkburton, Huddersfield, HD8 0QQ

AN EXCITING OPPORTUNITY TO ACQUIRE A STONE BUILT, MID-THROUGH TERRACE WHICH OFFERS SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE STOREYS. LOCATED IN THE SOUGHT-AFTER VILLAGE OF KIRKBURTON, IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT DISTANCE FROM THE VILLAGE HIGH STREET AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY DOES REQUIRE REFURBISHMENT BUT OFFERS MASSES OF SCOPE WITH OUTBUILDINGS, ATTIC SPACE AND TWO GENEROUSLY PROPORTIONED RECEPTION ROOMS.

The property comprises lounge, formal dining room/second reception room, kitchen, keeping cellar, four first-floor bedrooms and the house bathroom. Access to the loft is via an enclosed staircase from the bathroom, and there is flooring, lighting, power, skylight window and separate storage room with ceiling light point and loose boards. Externally to the front is a low maintenance garden with lawn and path leading to the front door. To the rear is a flagged patio area, which could be utilised as off-street parking. There is also an externally accessed utility room, outside WC and shed.

Tenure Freehold.
Council Tax Band B.
EPC Rating D.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure glazed inserts into the entrance. There is a carpeted stone staircase rising to the first floor with wooden banister. There is a multi-panel timber door providing access into the lounge.

LOUNGE

Dimensions: 4.17m x 4.09m (13'8" x 13'5"). The lounge as the photography suggests is a light and airy, generously proportioned reception room benefiting from a wealth of natural light cascading through the double-glazed window to the front. The window to the front has a pleasant view across the gardens. There is a ceiling light point, radiator, two wall light points and the focal point of the room is the living flame effect gas fireplace with marble inset and hearth and ornate timber mantle surround. There are multi panel doors which provide access to a inner vestibule which leads to the kitchen, cellar and formal dining room and there are double doors which again provide access to the formal dining room.

DINING ROOM

Dimensions: 4.11m x 5.13m (13'6" x 16'10"). The dining room is a generous proportioned reception room which benefits from a wealth of natural light with two double glazed 3/4 depth windows to the front elevation which provide a great deal of natural light and views across the properties gardens. There is a central ceiling light point, two wall light points, a decorative fireplace and the timber flooring continues through from the inner vestibule.





INNER VESTIBULE

The inner vestibule has timber and glazed doors both providing access to the kitchen and formal dining room. There is also a door which encloses the staircase to the lower ground floor cellar. The vestibule is adorned with pleasant timber flooring.

KITCHEN

Dimensions: 2.44m x 3.58m (8'0" x 11'9"). The kitchen features a range of fitted wall and base units with shaker style cupboard fronts and complimentary rolled edge work surfaces over which incorporate a single bowl stainless steel sink and drainer unit with chrome taps. The kitchen is equipped with space for an electric cooker and with a integrated cooker hood over. There is space and provisions for an automatic washing machine. The kitchen has a ceiling strip light point, tiling to the splash areas, a radiator and space for a tall standing fridge freezer unit. There is a double-glazed window to the rear and a double-glazed external door providing direct access to the gardens.

LOWER GROUND FLOOR CELLAR

Dimensions: 2.62m x 1.83m (8'7" x 6'0"). From the inner vestibule a stone stairwell descends to the lower ground floor cellar which features original Yorkshire stone flagged flooring and a beautiful stone slab table. There is a part vaulted ceiling, lighting and power in situ.



FIRST FLOOR

FIRST FLOOR LANDING

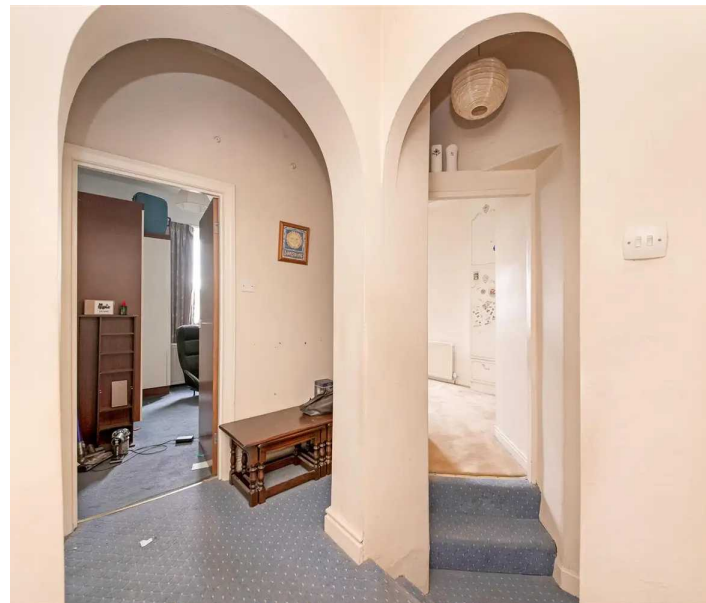
Taking the staircase to the first floor you reach the landing which features a ceiling light point, wall light point, loft hatch providing access to a further attic storage, and doors providing access to four bedrooms and the house bathroom.

ATTIC

17'0" x 9'0" and 8'3" x 8'2" Accessed via an enclosed staircase from the bathroom you reach the attic which features exposed timber floorboards, a double glazed skylight window to the front, lighting and power points and useful under eaves storage. There is a doorway which provides access to a further storage area. The attic features loose boards and a ceiling light point.

BEDROOM ONE

Dimensions: 4.11m x 2.90m (13'6" x 9'6"). Bedroom one is a generous proportioned, light and airy double bedroom which has ample space for free standing furniture. The room features a double glazed window to the rear which has a pleasant view in the distance towards Emley Moor mast. There is a ceiling light point and radiator.



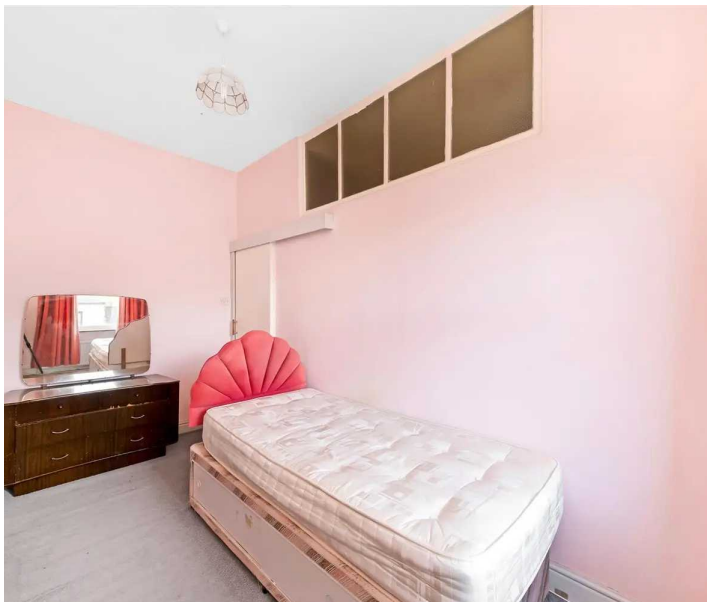


BEDROOM TWO

Dimensions: 4.11m x 2.21m (13'6" x 7'3"). Bedroom two can accommodate a double bed with space for free standing furniture. The room features a double-glazed window to the front which provides the room with natural light and also provides a pleasant open aspect view over rooftops across the valley. There is a ceiling light point, a radiator and two sets of floor to ceiling built in wardrobes with hanging rails, shelving and cupboards.

BEDROOM THREE

Dimensions: 3.61m x 2.44m (11'10" x 8'0"). Bedroom three situated at the rear features a double-glazed window sharing a similar open aspect view of Emley Moor in the distance. There is a ceiling light point, a radiator, floor to ceiling built in wardrobes with cupboards beneath and houses the property combination boiler.

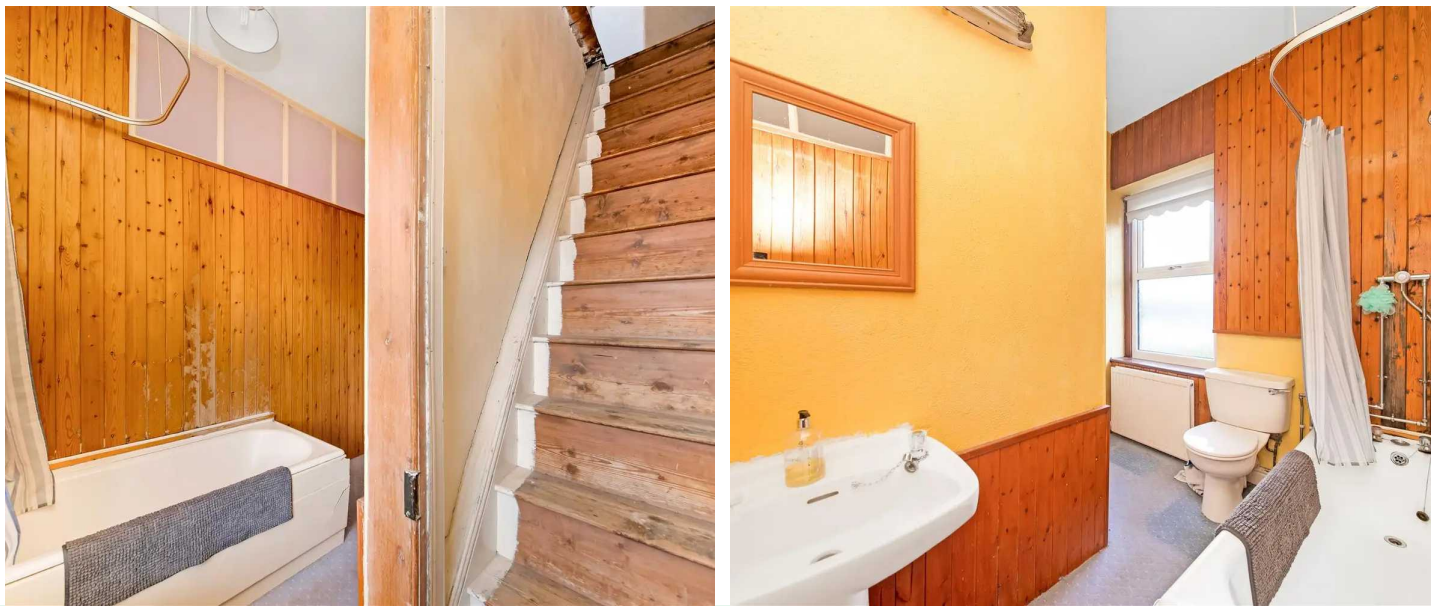


BEDROOM FOUR

Dimensions: 3.12m x 2.13m (10'3" x 7'0"). Bedroom four is a well-proportioned single bedroom which could be utilised as a nursery or home office, it features a double-glazed window to the rear again with pleasant views towards Emley Moor. There is a ceiling light point and radiator.

HOUSE BATHROOM

Dimensions: 2.79m x 2.36m (9'2" x 7'9"). The house bathroom features a three-piece suite which comprises of a pedestal wash hand basin, a low level w.c. and a panelled bath with thermostatic shower. There is a double-glazed window with obscure glass to the front, a radiator, ceiling light point, wall panelling to the splash areas and there is a multi-panel timber door which encloses a staircase rising to the attic.



EXTERNAL

FRONT GARDEN

Externally to the front the property features a predominately lawn garden, and a flagged pathway leading to the front door.

REAR GARDEN

Externally to the rear, the property features a low maintenance flagged garden area which is an ideal space for al fresco dining and barbecuing. The garden could be utilised as off-street parking, as neighbouring properties on the lane have done. There is an external security light and from the garden is access to the various outbuildings which offer great additional storage.

UTILITY (9'10" x 6'2") The utility room is externally accessed and features Yorkshire stone flooring, a ceiling light point and a plug point for a tumble dryer.

OUTSIDE SHEDS (APPROX 5'2" x 2'4")





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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