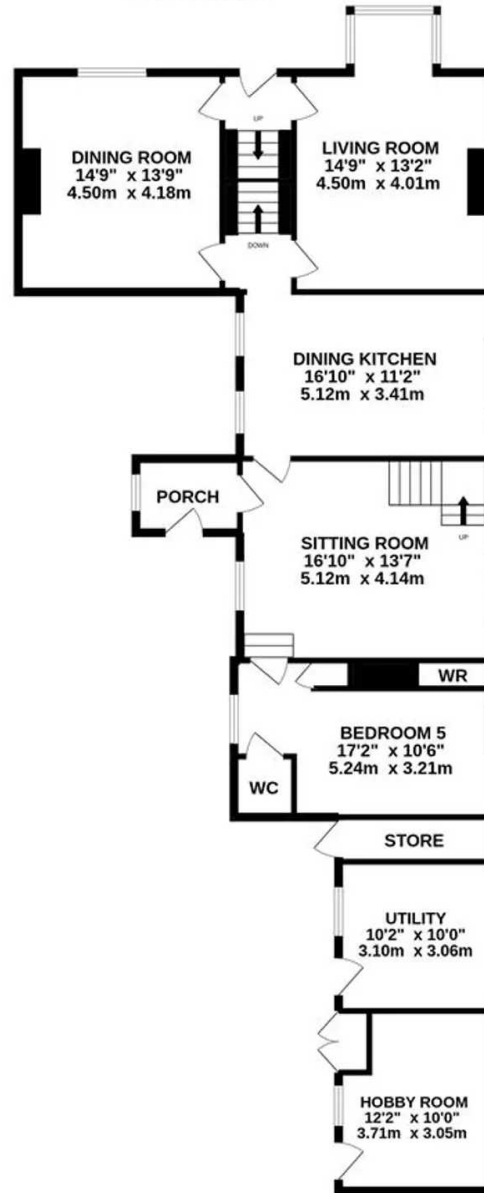




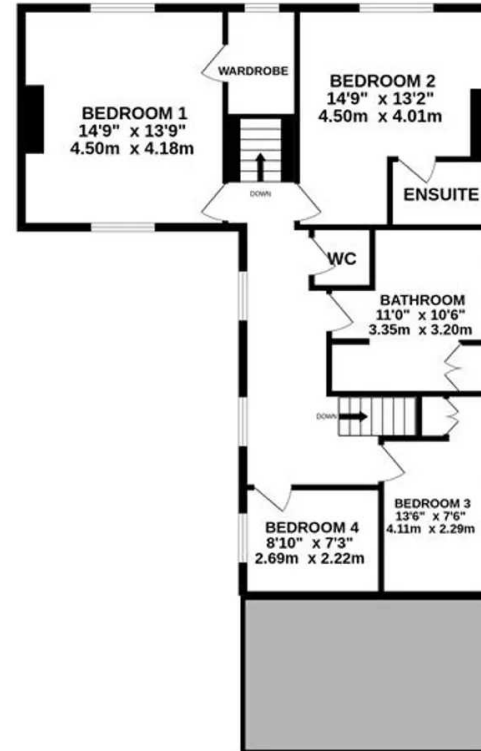
Kirkfield House, Stead Lane, Kirkheaton
Huddersfield

£775,000

GROUND FLOOR



1ST FLOOR



STEAD LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Kirkfield House, Stead Lane

Kirkheaton, Huddersfield

Impressive detached character home with 5 bedrooms, in/out drive, large detached double garage, and nearly 1-acre level gardens with views. Ideal family home near Huddersfield & Mirfield. Gas heating, double glazing, outbuilding, and extensive outdoor space for kids to play.

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





ENTRANCE LOBBY

With timber door and frosted glazed window over, there is a central heating radiator and feature arch at the foot of the stairs which rise to the first floor. From the lobby there are doors giving access to the living room and dining room.

LIVING ROOM

Dimensions: 4.50m x 4.01m plus bay (14'9 x 13'2 plus bay). This well-proportioned reception room has a walk-in bay which measures 5'8 x 4'7 with PVCu double glazed windows to three elevations providing plenty of natural light and taking advantage of a lovely aspect over the properties gardens and with far reaching views beyond to one side. There are four wall light points, ceiling coving, picture rail, two central heating radiators and as the main focal point of the room there is a feature fireplace with timber surround and cast-iron inset. There is a further door which gives access to the kitchen.

DINING ROOM

Dimensions: 4.50m x 4.19m (14'9 x 13'9). This is situated adjacent to the Living Room and has a PVCu double glazed window looking out across the garden, there is a decorative ceiling rose with ceiling light point, ceiling coving, picture rail, two wall light points, central heating radiator and a fireplace matching the Living Room with timber surround and cast-iron inset. There is a second door which gives access to the dining kitchen.



DINING KITCHEN

Dimensions: 5.13m x 3.40m (16'10 x 11'2). This has PVCu double glazed windows to both front and rear elevations providing plenty of natural light, there is a beamed ceiling with two ceiling light points two central heating radiators, tiled floor and fitted with a range of oak fronted base and wall cupboards, drawers, contrasting overlying worktops, there is an inset one and a half bowl single drainer stainless steel sink with chrome mixer tap, glazed display cupboards with glass shelving and downlighters, wine rack, leisure range style cooker with extractor hood over, integrated dishwasher, integrated fridge, tiled splash backs and concealed lighting beneath the wall cupboards. From the kitchen there is a timber and glazed door leading to the sitting room.

BASEMENT

From the kitchen there are steps leading down to a vaulted useful keeping cellar.

SITTING ROOM

Dimensions: 5.13m x 4.14m (16'10 x 13'7). With a PVCu double glazed window to the front elevation and PVCu double glazed sliding patio doors to the rear, both of which provide lots of natural light and with the rear elevation enjoying delightful far-reaching views stretching across to Castle Hill. To one side there is a second staircase which rises to the first floor with useful storage cupboard beneath, there is a large timber plank and braced door giving access to the front of the property, beamed ceiling with ceiling light point, central heating radiator, laminate flooring and to one side a door gives access to bedroom five.





BEDROOM FIVE

Dimensions: 5.23m x 3.20m max (17'2 x 10'6 max). This has PVCu double glazed windows to front and rear elevations, Parque style flooring, two central heating radiators, fitted floor to ceiling sliding door wardrobes, to one side a door gives access to a W.C.

W.C.

Dimensions: 1.22m x 1.09m (4' x 3'7). With ceiling light point, extractor fan, and fitted with a suite comprising:- hand wash basin and low flush w.c.

FIRST FLOOR LANDING

With two PVCu double glazed windows, three ceiling light points, and loft access. From the landing access can be gained to the following rooms:-

BEDROOM ONE

Dimensions: 4.50m x 4.19m (14'9 x 13'9). With PVCu double glazed windows to both front and rear elevations, there is a ceiling light point, ceiling coving, chimney breast and central heating radiator. To one side a door gives access to a walk-in wardrobe.

WALK-IN WARDROBE

Dimensions: 2.18m x 1.57m (7'2 x 5'2). With a PVCu double glazed window, ceiling light point, central heating radiator and having fitted hanging rails.

BEDROOM TWO

Dimensions: 4.50m x 4.01m (14'9 x 13'2). This is situated adjacent to bedroom one and has a PVCu double glazed window looking out over the garden, there is a ceiling light point, central heating radiator and to one side a door gives access to an en-suite shower room.

ENSUITE SHOWER ROOM

Dimensions: 2.08m x 1.40m (6'10 x 4'7). With a PVCu double glazed window, ceiling light point, extractor fan, central heating radiator, part tiled walls and fitted with a suite comprising:- pedestal wash basin, low flush W.C. and shower with electric shower fitting.





GARDEN

The property stands within delightful and extensive gardens which are approaching an acre, with large lawned garden to the front with mature trees and drystone wall and conifer border. On the other side of the drive there is a lovely, flagged patio area with feature drystone wall border together with ornamental pond and barbeque area. Beyond this there is a lawned garden which runs parallel with the second driveway and bordered by conifers. To the other side of the driveway and overlooked by the living room and dining room there is a lawned garden with planted trees and shrubs, and this lawn continues to the rear where there is an extensive lawn which runs the full width of the plot. It is tree lined together with a drystone wall border, with lovely views over fields and stretching across to Castle Hill and beyond. There is a flagged and gravelled patio area together with large ornamental pond with water feature, outside cold-water tap, kids' timber climbing frame together with slide.



GARAGE

Double Garage

Dimensions: 6.83m x 5.74m (22'5" x 18'10"). As the dimensions indicate this is generously proportioned with an up and over door, courtesy door, power, light, and a good range of fitted base and wall cupboards with overlying worktops. Attached to the garage at the rear there is a timber garden shed which measures 12' x 11' and approached through twin timber doors.

DRIVEWAY

2 Parking Spaces

The property is approached through a six-bar timber gate which leads to a parking area running across the rear of the property and this leads to a second driveway where there are stone gateposts and twin wrought iron gates leading back on to Stead Lane.





ADDITIONAL DETAILS

DIRECTIONS

Using satellite navigation enter the postcode HD5 0JP

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

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.

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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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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