

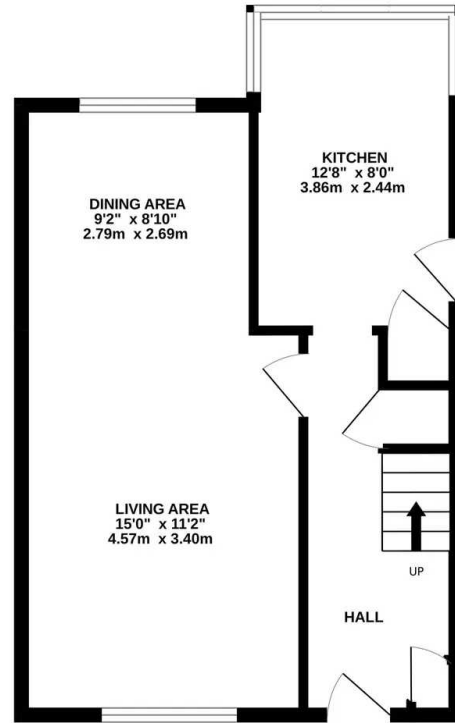


Southfield Court, Kirkburton

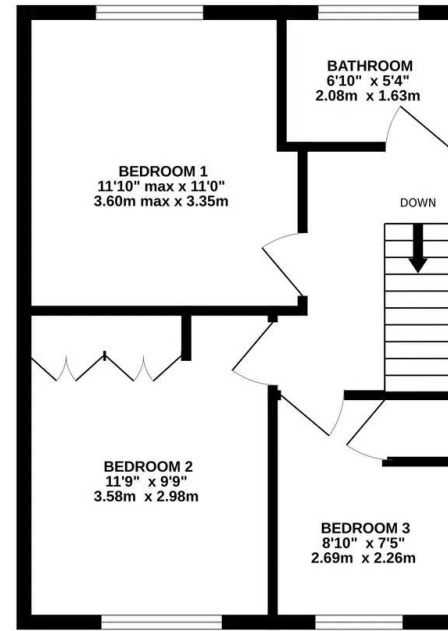
Huddersfield, HD8 0RG

Offers in Region of **£205,000**

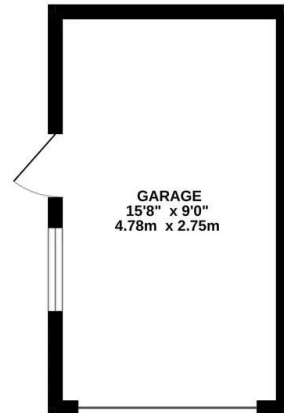
GROUND FLOOR



1ST FLOOR



GARAGE



SOUTHFIELD COURT

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Southfield Court

Kirkburton, Huddersfield, HD8 0RG

A SEMI-DETACHED FAMILY HOME, SITUATED IN A QUIET CUL-DE-SAC SETTING NESTLED IN THE SOUGHT AFTER VILLAGE OF HIGHBURTON. IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT DISTANCE FROM THE NEIGHBOURING VILLAGE OF KIRKBURTON AND WITH PLEASANT WALKS NEARBY. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN, HAS BEEN REDECORATED READY FOR IMMEDIATE OCCUPATION AND BENEFITS FROM DRIVEWAY AND DETACHED GARAGE.

The property accommodation briefly comprises of entrance hall, open-plan living/dining room and kitchen to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally there are lawn gardens to the front and rear with flagged tandem driveway leading to the detached garage. Early viewings are advised to avoid missing the opportunity to acquire this fantastic home.

Council Tax Band C.

EPC Rating C.

Tenure Freehold.





GROUND FLOOR

ENTRANCE HALL

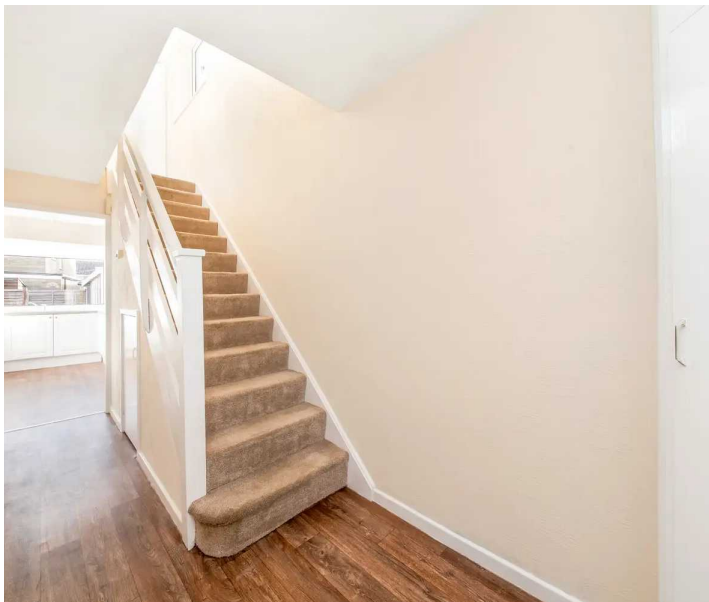
15' 3" x 5' 10" (4.65m x 1.78m)

Enter into the property through a double-glazed PVC front door with obscure glazed inserts. The entrance hall features a ceiling light point, a radiator, and a staircase with wooden banister rising to the first floor and with a useful storage cupboard beneath. A door provides access to the open-plan living dining room and a doorway proceeds into the kitchen. There is also a useful floor-to-ceiling, built-in cloaks cupboard.

KITCHEN

12' 8" x 8' 0" (3.86m x 2.44m)

The kitchen enjoys a great deal of natural light courtesy of the double-glazed bay window to the rear elevation, and a double-glazed external door with obscure glass to the side elevation. There are two ceiling light points, a ceiling strip light point, a radiator, and a pantry cupboard situated beneath the stairs. The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and with complementary rolled-edge work surfaces over, which incorporate a one-and-a-half bowl stainless-steel sink and drainer unit with chrome mixer tap. There are a number of built-in appliances, including a four-ring electric hob with integrated cooker hood over and an electric fan-assisted oven. There is plumbing for a dishwasher and an automatic washing machine. The kitchen benefits from tiling to the splash areas and under-unit lighting.



OPEN-PLAN LIVING DINING ROOM

This generously proportioned, dual aspect reception room enjoys a great deal of natural light courtesy of a double-glazed bay window to the front elevation and bank of windows to the rear elevation. The room is decorated with a neutral finish, and the focal point of the living area is the gas fireplace with tiled hearth. There are two radiators, a ceiling light point and wall light point in the living area, and wall light points in the dining area.

The measurements of the living area are 15'0" x 11'2" and the dining area measures 8'10" x 9'2".





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which enjoys a great deal of natural light courtesy of a bank of double-glazed windows to the side elevation. The landing provides access to three bedrooms and the house bathroom, and there is a ceiling light point and a loft hatch which provides access to a useful attic space.

BEDROOM ONE

11' 0" x 11' 10" (3.35m x 3.61m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. The room is finished with neutral decor and has a bank of double-glazed windows to the rear elevation, offering pleasant views across the rear garden. There is a ceiling light point and a radiator.

BEDROOM TWO

11' 9" x 9' 9" (3.58m x 2.97m)

Bedroom two is a double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator, and the room benefits from fitted wardrobes with overhead cabinets and dressing table.

BEDROOM THREE

8' 10" x 7' 5" (2.69m x 2.26m)

Bedroom three is a single bedroom situated at the front of the property, benefitting from a useful bulkhead storage cupboard which houses the property's combination boiler and has shelving in situ. There is a ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation.





HOUSE BATHROOM

6' 10" x 5' 4" (2.08m x 1.63m)

The house bathroom features a white three-piece suite, comprising of a panel bath with Myra Discovery shower over and glazed shower guard, a pedestal wash hand basin, and a low-level w.c. with push button flush. There is tiling to the half-level on the walls and splash areas, a panelled ceiling with ceiling light point, a radiator, and an extractor fan. The bathroom also benefits from a bank of double-glazed windows with obscure glass to the rear elevation.

EXTERNAL

Front Garden

Externally to the front, the property features a lawn garden with a low-maintenance gravel border and fenced boundaries. There is a flagged tandem driveway which proceeds down the side of the property to the detached garage and provides off-street parking for multiple vehicles. To the side of the property is an external security light.

Rear Garden

Externally to the rear, the property features a flagged patio area which proceeds to a predominantly lawn garden. There are fenced boundaries and an external tap.





GARAGE

Single Garage

The garage features an up-and-over door, a bank of windows to the side elevation, a pedestrian access door to the side elevation, and power in situ. The measurements are 15'8" x 9'0".

DRIVEWAY

2 Parking Spaces

There is a flagged tandem driveway which proceeds down the side of the property to the detached garage and provides off-street parking for multiple vehicles.



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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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