



Applegate  
Properties

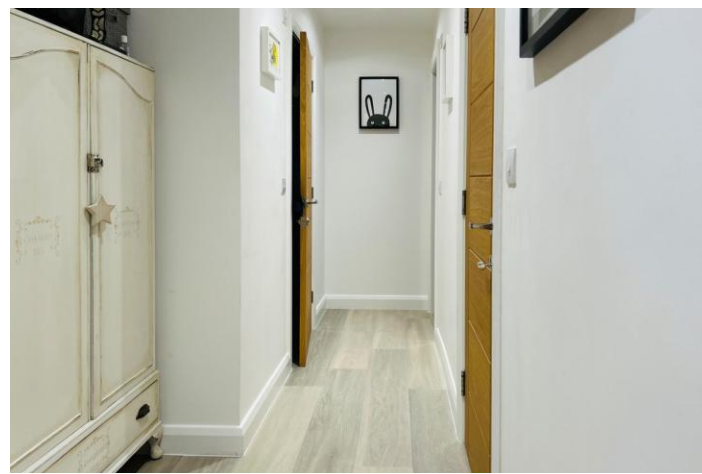
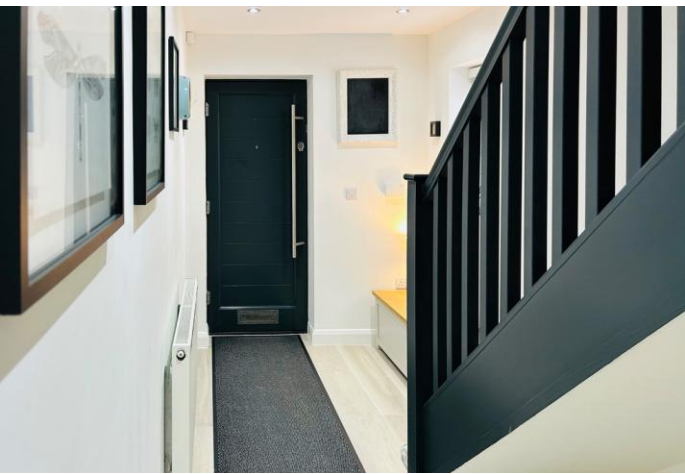


- Modern semi-detached
- Three storey living
- Three beds/Two baths
- Spacious & flexible interior

**Low Town, Kirkburton, Huddersfield, HD8 0SB**

**Offers over: £325,000**

A modern, spacious and superbly appointed semi-detached affording versatile three storey family living with terraced gardens, parking, and is close to the well-regarded village centre.



## PROPERTY DESCRIPTION

This stunning three bedroom semi-detached offers a bright, spacious, and highly flexible accommodation arranged over three floors. Constructed around 2020 to exacting standards with contemporary and stylish fittings throughout. Ideally placed close to the varied and popular amenities of Kirkburton village, and highly regarded schooling nearby, the property also offers stunning countryside and walks nearby.

In brief it comprises of: a spacious Hallway with understairs storage area, Cloaks/W.C, Utility room and Family/Sitting Room with double doors to front. To the First Floor a landing area leads to a spacious open plan Living/Dining/Kitchen with further open study space, contemporary fittings and integrated appliances to the kitchen, and double doors to rear garden.

To the Second Floor, the vaulted ceiling gives a light and airy feel and includes a Principal Bedroom with stylishly appointed En-suite Shower Room, Two further bedrooms and a House Bathroom, furnished with a contemporary white suite.

Externally, the property is approached by a generous double driveway with side access and steps to a terraced rear garden having lower patio (also accessed from Kitchen) and decked steps up to a further seating area with a glass balustrade offering a delightful entertaining space with views towards both the church and surrounding countryside.

EPC: B

Tenure: Freehold

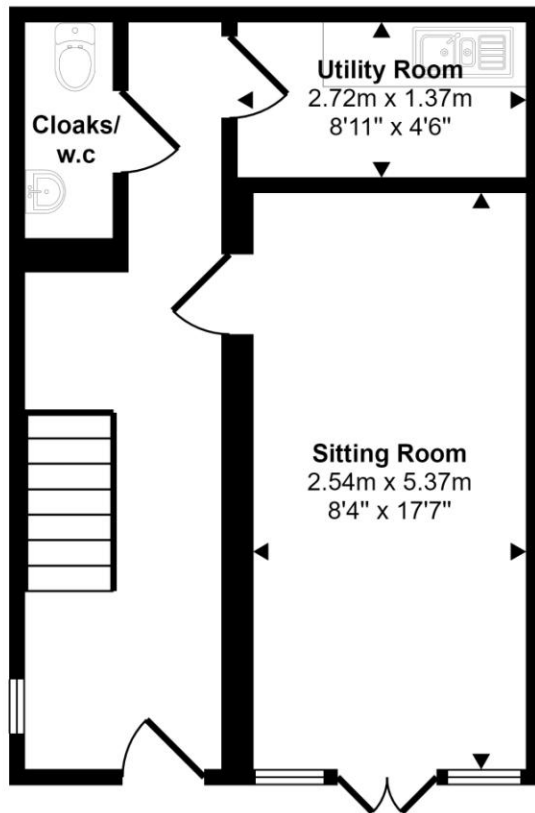
Council Tax: D

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification

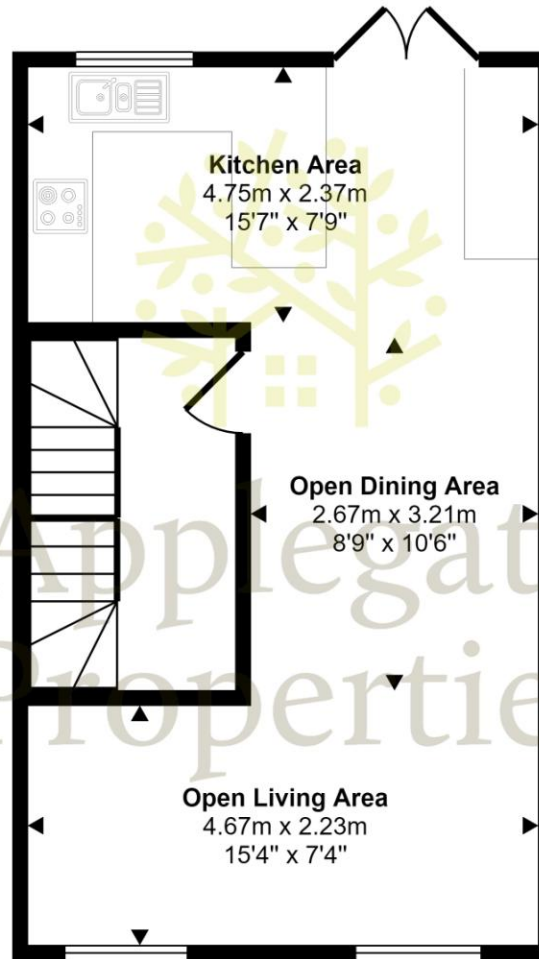




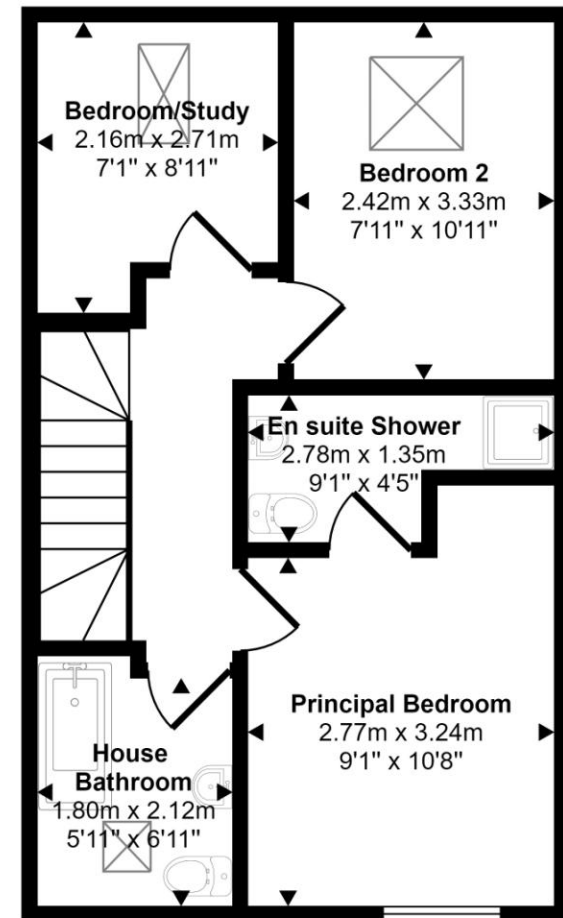
Approx Gross Internal Area  
109 sq m / 1178 sq ft



Ground Floor  
Approx 32 sq m / 345 sq ft



First Floor  
Approx 38 sq m / 413 sq ft



Second Floor  
Approx 39 sq m / 420 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED