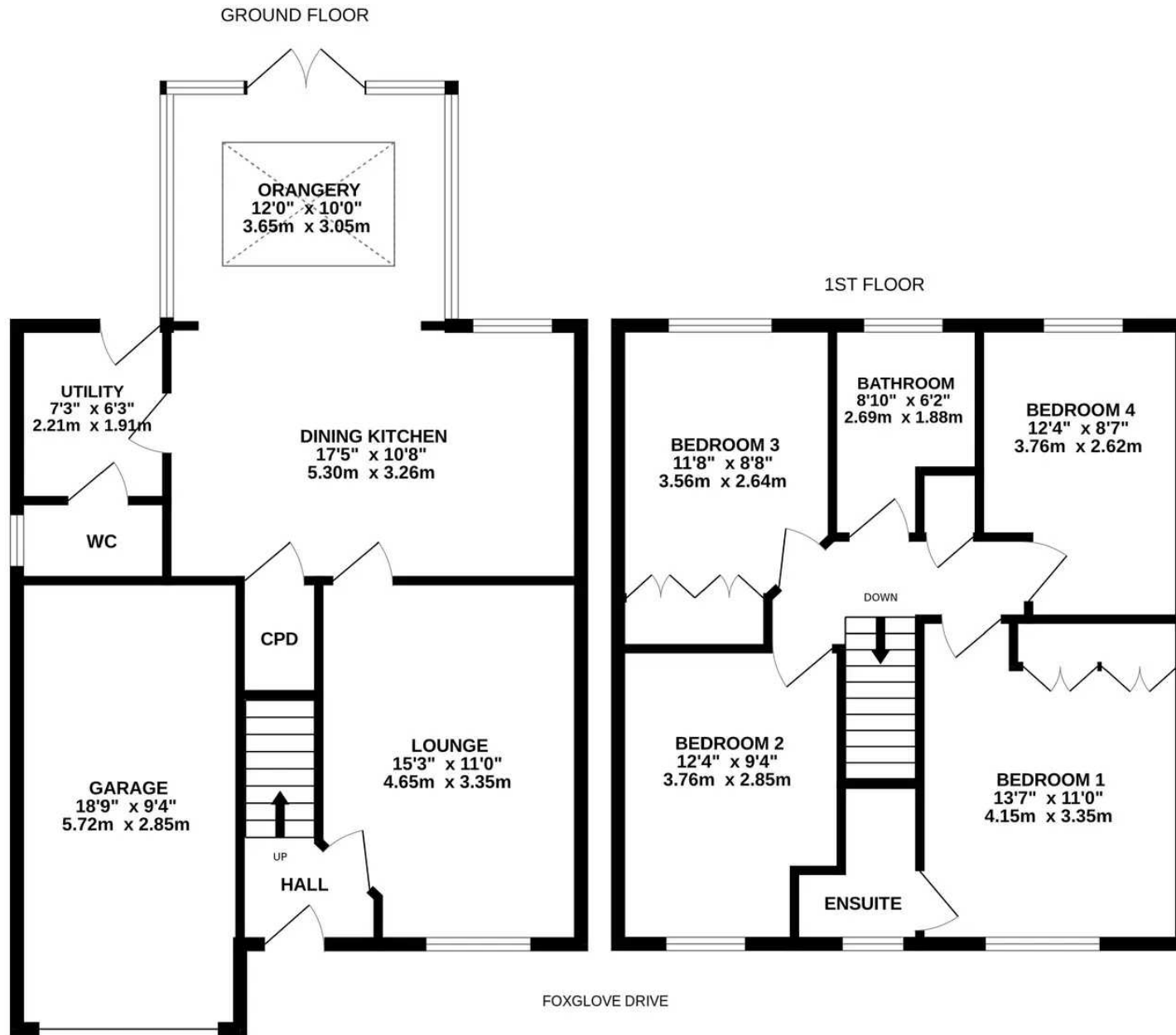




**23 Foxglove Drive, Kirkburton**  
Huddersfield, HD8 0ZH

Offers in Region of **£425,000**



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## 23 Foxglove Drive

Kirkburton, Huddersfield, HD8 0ZH

SITUATED IN THE EXECUTIVE REDROW HOMES DEVELOPMENT IN HIGHBURTON IS THIS WELL PRESENTED, DETACHED, FAMILY HOME. OCCUPYING AN ENVIABLE POSITION WITH PLEASANT VIEWS ACROSS THE COMMUNAL OPEN SPACE AT THE FRONT AND PLAYING FIELDS TO THE REAR AND WITH FAR REACHING VIEW TOWARD EMLEY MOOR. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS EASY TO MAINTAIN GARDENS, A REMAINING NHBC GUARANTEE TERM (APPROX. 4 YEARS AS OF 2024) AND FABULOUS ORANGERY TO THE REAR WITH ROOF LANTERN.

The property accommodation to the ground floor briefly comprises of entrance, lounge, open-plan dining-kitchen, orangery with roof lantern with French doors leading out to the gardens, utility room and downstairs WC. To the first floor there are four bedrooms and the house bathroom with bedroom one having en-suite shower room. Externally there is a double driveway to the front leading to the attached garage, to the rear is an enclosed low maintenance garden, laid predominately to lawn with flagged patio area.

Tenure Freehold.

Council Tax Code E.

EPC Rating B.



## GROUND FLOOR

### ENTRANCE HALL

5' 4" x 3' 6" (1.63m x 1.07m)

Enter into the property through a multi-panel composite front door with obscure glazed inserts and leaded detailing. The entrance hall features a central ceiling light point, a radiator, a staircase with oak banister rising to the first floor, and a multi-panel timber door provides access to the lounge.

### LOUNGE

11' 0" x 15' 3" (3.35m x 4.65m)

The lounge is a generously proportioned, light and airy reception room which features a bank of double-glazed windows to the front elevation, providing the room with a great deal of natural light and offering a pleasant view across the green. There is a central ceiling light point, a radiator, a television point, a telephone point, and a multi-panel door which proceeds into the open-plan dining kitchen.

### DOWNSTAIRS W.C.

6' 3" x 3' 2" (1.91m x 0.97m)

The downstairs w.c. features a modern two-piece suite comprising of a low-level w.c. with push-button flush and a wall-hung wash hand basin with chrome Monobloc mixer tap and tiled splashback. There is a ceiling light point, a radiator, and a double-glazed window with obscure glass to the side elevation.





### **OPEN-PLAN DINING KITCHEN**

17' 5" x 10' 8" (5.31m x 3.25m)

The open-plan dining kitchen enjoys a great deal of natural light courtesy of the double-glazed bank of windows to the rear and borrowed from the adjoining garden room. There is inset spotlighting, high-quality tiled flooring, a vertical column anthracite radiator, soft-closing doors and drawers, pull-out pantry units, and a matching upstand to the work surfaces. The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, incorporating a one-and-a-half-bowl, stainless-steel sink and drainer unit with chrome mixer tap. There are high-quality AEG appliances including a four-ring gas hob with stainless-steel splashback and canopy-style cooker hood over, a shoulder-level double oven, an integrated fridge freezer, and an integral dishwasher. The dining area features a television point and doors providing access to the understairs pantry and the utility room. A double door opening provides access to the garden room.



## GARDEN ROOM

12' 0" x 10' 0" (3.66m x 3.05m)

The garden room enjoys a great deal of natural light and provides pleasant views across the property's rear gardens and towards Emley Moor Mast. There are banks of double-glazed windows to either side elevation and French doors to the rear with adjoining windows; all of which benefit from inset blinds. There is a roof lantern, inset spotlighting, a radiator, and the attractive tiled flooring continues through from the open-plan dining kitchen.

## UTILITY ROOM

6' 3" x 7' 3" (1.91m x 2.21m)

The utility room features fitted wall and base units with high-quality, shaker-style cupboard fronts and complementary work surfaces over, which incorporate a single-bowl, stainless-steel sink and drainer unit with chrome mixer tap. There is a matching upstand to the work surface, plumbing and provisions for an automatic washing machine, and space for a tumble dryer. There is also a double-glazed, composite, external door with obscure glazed inserts to the rear elevation. The utility room features inset spotlighting, an extractor fan, and a multi-panel door proceeding to the downstairs w.c.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance vestibule, you reach the first floor landing, which features oak banister with spindle balustrade over the stairwell head. There are multi-panel doors providing access to four double bedrooms, the house bathroom, and enclosing the airing cupboard which houses the hot water cylinder. There is a ceiling light point and a loft hatch which provides access to a useful attic space.

## BEDROOM ONE

13' 7" x 11' 0" (4.14m x 3.35m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation which provide a pleasant outlook onto the green, and there are far-reaching views over rooftops and across the valley. There is a central ceiling light point, a radiator, a bank of fitted wardrobes with hanging rails and shelving, a door provides access to the en-suite shower room.

## BEDROOM ONE EN-SUITE SHOWER ROOM

6' 5" x 5' 6" (1.96m x 1.68m)

The en-suite shower room features a contemporary three-piece suite comprising of a fixed-frame shower cubicle with thermostatic shower, a low-level w.c. with push-button flush, and a circular wash hand basin with chrome Monobloc mixer tap set upon a vanity cupboard. There is vinyl flooring, inset spotlighting to the ceiling, an extractor fan, a chrome ladder-style radiator, a shaver point, and a double-glazed window with obscure glass to the front elevation.







#### **BEDROOM TWO**

21' 4" x 9' 4" (6.50m x 2.84m)

Bedroom two is currently utilised as a walk-in wardrobe/dressing room but can accommodate a double bed with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, providing a pleasant, far-reaching view over rooftops and across the valley, and there is a ceiling light point and a radiator.

### **BEDROOM THREE**

11' 8" x 8' 8" (3.56m x 2.64m)

Bedroom three is a generously proportioned double bedroom which enjoys a great deal of natural light courtesy of the bank of double-glazed windows to the rear elevation, which also provides a pleasant view across neighbouring playing fields and of Emley Moor Mast in the distance. The room features a central ceiling light point, a radiator, and a bank of fitted wardrobes with sliding doors, hanging rails and shelving in situ.

### **BEDROOM FOUR**

12' 5" x 8' 7" (3.78m x 2.62m)

Bedroom four is another light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, again providing a lovely view across the playing fields, tennis courts and towards Emley Moor Mast. The room features a central ceiling light point and a radiator.

### **HOUSE BATHROOM**

8' 10" x 6' 2" (2.69m x 1.88m)

The house bathroom features a contemporary three-piece suite comprising of a panel bath with thermostatic shower over and glazed shower guard, a low-level w.c. with push-button flush, and a wall-hung wash hand basin with chrome Monobloc mixer tap and mirrored splashback. There is vinyl flooring, inset spotlighting to the ceiling, and a chrome ladder-style radiator. The house bathroom features a double-glazed window with obscure glass to the rear elevation, a shaver point, and an extractor fan.





## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a tarmacadam double driveway providing off-street parking for two vehicles. The front garden is laid to lawn with a flower and shrub bed, and there is a canopy over the front door with inset spotlight and flagged pathway. The driveway leads to the attached garage and there is a further flagged pathway to the side of the driveway which leads to a gate enclosing the rear garden.

### REAR GARDEN

Taking the pathway down the side of the property, you reach the rear garden. This is a low-maintenance space, laid predominantly to lawn, with an attractive Indian stone flagged pathway and a further Indian stone flagged patio area which is an ideal space for alfresco dining and barbecuing. The rear garden is fully enclosed, and features external lighting and an external tap.





## **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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## **OFFICE OPENING TIMES**

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm







## Simon Blyth Estate Agents

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