



Applegate  
Properties



- End stone terrace
- Two bedrooms
- Extensive renovation required
- Central village location

**North Road, Kirkburton, Huddersfield, HD8 0QH**

**Asking Price: £100,000**

A two bedroom end stone terrace with small garden space commanding enviable elevated central village position requiring extensive refurbishment throughout.



## PROPERTY DESCRIPTION

**\*\*OF INTEREST TO INVESTORS & DEVELOPERS\*\***

Occupying a pleasant elevated side road position close to the centre of regarded and popular Kirkburton village is this end stone terrace. While requiring extensive refurbishment throughout the property does have Upvc double glazing and offers excellent potential to renovate and re-model.

In brief the accommodation comprises: Entrance Hall, Living Room with gas fire in tiled surround, small kitchen with pantry store. To the First Floor a generous landing gives access to two bedrooms and Bathroom furnished with older style three piece white period suite.

The property is approached via a shared access lane from North Road leading up to the property frontage having small paved areas to the front and side with external access to coal store cellar and small banked garden to rear. No Vendor Chain.

EPC: F

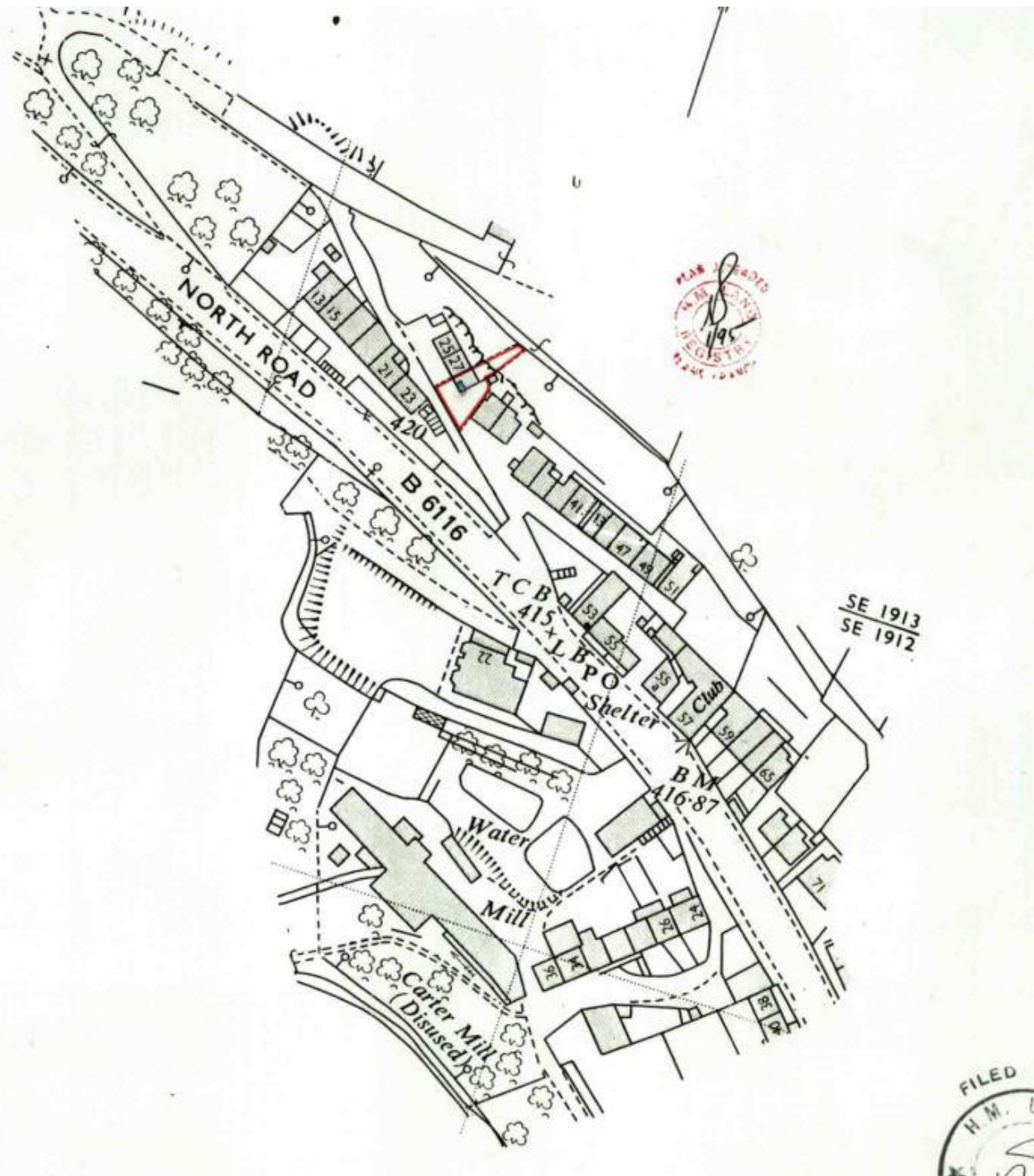
Tenure: Freehold

Council Tax: A

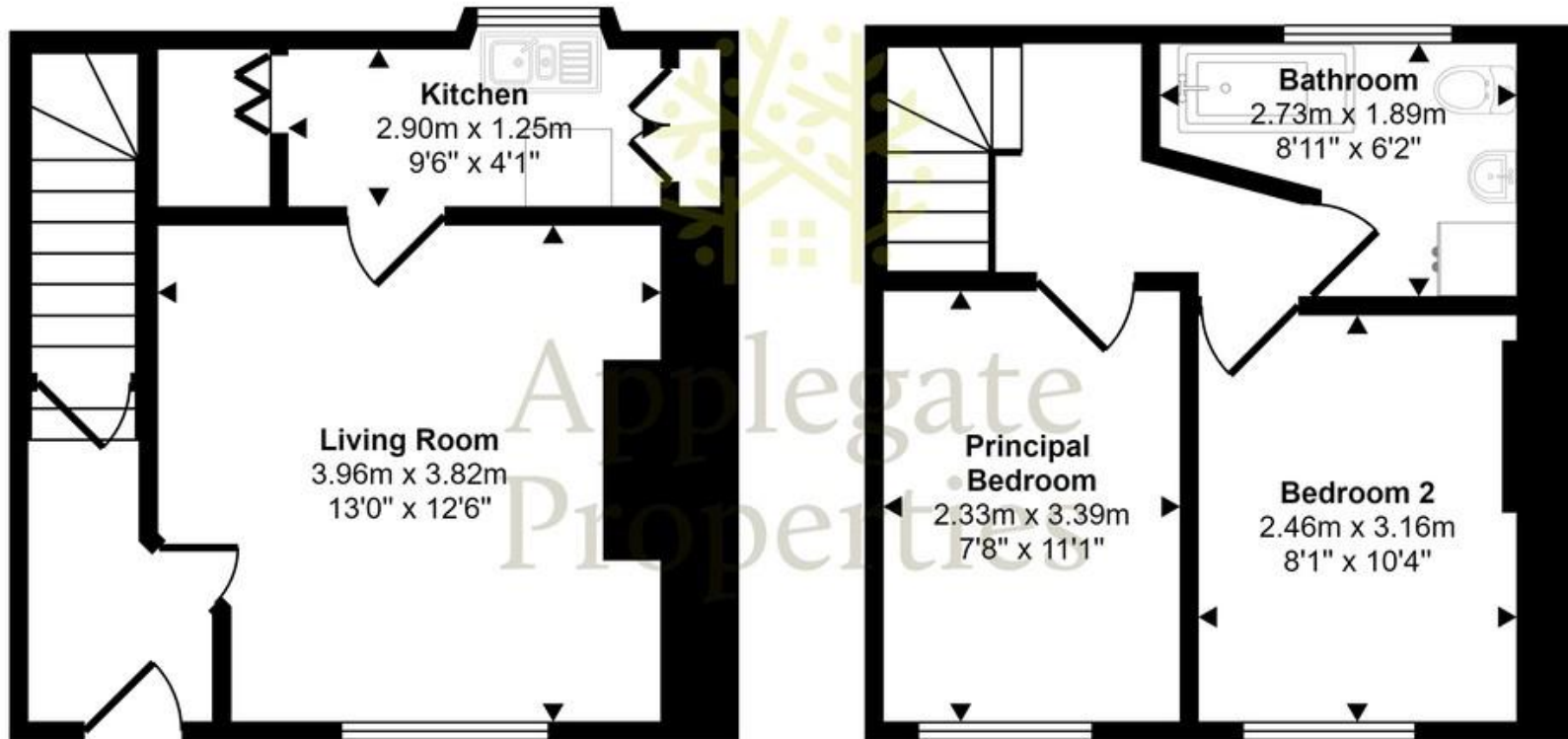
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to 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  
56 sq m / 604 sq ft



Ground Floor

Approx 28 sq m / 306 sq ft

First Floor

Approx 28 sq m / 299 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 may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 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