

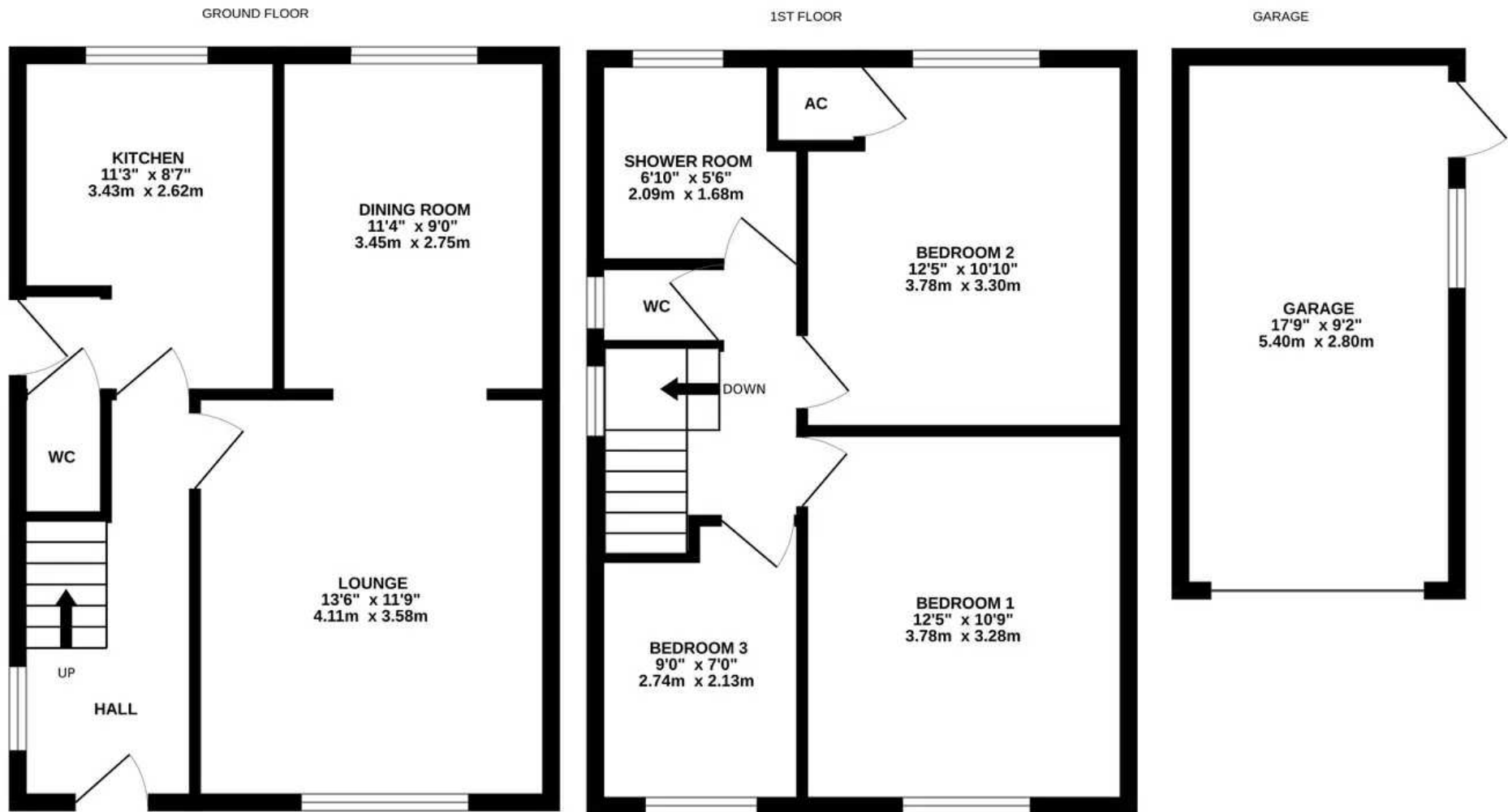
**Simon Blyth**  
ESTATE AGENTS



**9 Ashford Court, Kirkburton**

Huddersfield, HD8 0US

Offers Over **£225,000**



**ASHFORD COURT**

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## 9 Ashford Court

Kirkburton, Huddersfield, HD8 0US

NESTLED IN A QUIET CUL-DE-SAC POSITION IN THE AFFLUENT VILLAGE OF Highburton is this three bedroom, semi-detached, family home. The property is in catchment for well regarded schooling, close to amenities, in a great position for access to commuter links and a short distance from the neighbouring village of Kirkburton. The property is offered with no onward chain and is brimming with potential for the prospective buyer.

The property accommodation briefly comprises of entrance hall, open-plan living/dining room, kitchen and downstairs WC to the ground floor. To the first floor there are three bedrooms, the house shower room and separate WC. Externally there is driveway to the front which leads to the detached garage and the gardens to the front and rear are laid predominately to lawn.

Tenure Freehold.

Council Tax C.

EPC Rating D.



## GROUND FLOOR

### ENTRANCE HALL

13' 7" x 5' 9" (4.14m x 1.75m)

Enter into the property through a double-glazed PVC front door with obscure glazed inserts. The entrance hall enjoys a great deal of natural light courtesy of a double-glazed window to the side elevation, and there is a ceiling light point, a radiator, doors providing access to the open-plan living dining room and kitchen, a useful cupboard under the stairs, and a staircase with wooden banister and spindle balustrade rising to the first floor.

### OPEN-PLAN LIVING DINING ROOM - LIVING AREA

13' 6" x 11' 9" (4.11m x 3.58m)

The living area enjoys a great deal of natural light courtesy of a bank of double-glazed windows to the front elevation. The room is finished with a neutral décor and features a central ceiling light point, a radiator, and the focal point of the room is the electric fireplace with is set upon a raised hearth. A double arched doorway provides access to the dining area.

### OPEN-PLAN LIVING DINING ROOM - DINING AREA

11' 4" x 9' 0" (3.45m x 2.74m)

The dining area also enjoys a great deal of natural light with a bank of double-glazed windows to the rear elevation with pleasant views across the property's gardens. There is a ceiling light point, a radiator, and the room is finished with neutral décor.





### **KITCHEN**

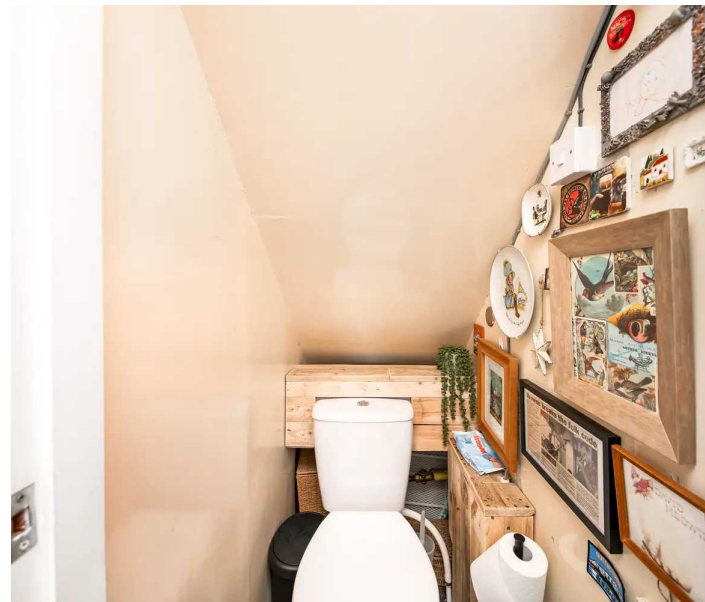
11' 3" x 8' 7" (3.43m x 2.62m)

The kitchen features a wide range of fitted wall and base units with high-gloss cupboard fronts and complementary rolled-edge work surfaces over which incorporate a single-bowl, stainless-steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with space for an electric cooker, provisions for an automatic washing machine and space for a tall standing fridge freezer unit. There is laminate vinyl flooring, tiling to the splash areas, a ceiling light point, a radiator, a double-glazed external door with obscure glazed inserts to the side elevation, and a bank of double-glazed windows to the rear elevation with pleasant views across the gardens. A door also encloses the downstairs downstairs w.c.

### **DOWNSTAIRS W.C.**

2' 6" x 3' 9" (0.76m x 1.14m)

The downstairs w.c. features a white low-level w.c. with push-button flush and a wall light point.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There are doors providing access to three bedrooms, the shower room, and separate w.c. There is a double-glazed window with obscure glass to the side elevation, a wooden with spindle balustrade over the stairwell head, a ceiling light point, and a loft hatch.

### BEDROOM ONE

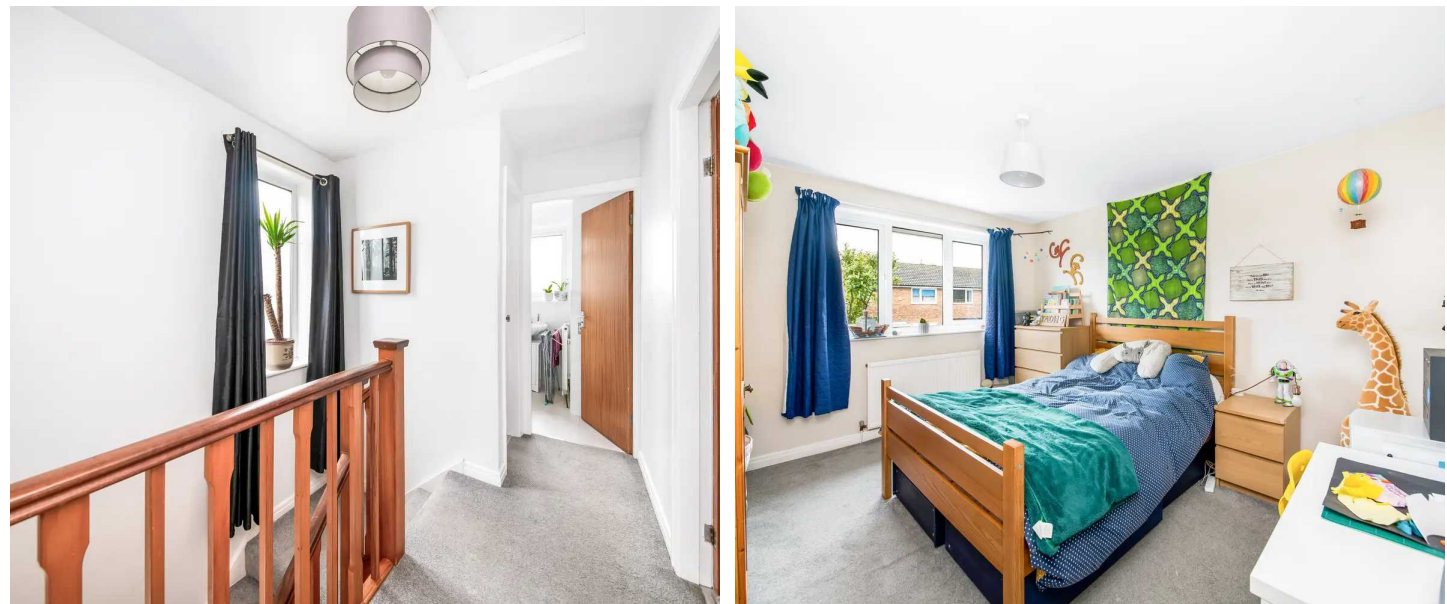
10' 9" x 12' 5" (3.28m x 3.78m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a central ceiling light point, and a radiator.

### BEDROOM TWO

10' 10" x 12' 5" (3.30m x 3.78m)

Bedroom two is a generously proportioned double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, a door providing access to a useful storage cupboard, and a bank of double-glazed windows to the rear elevation offering views across the property's gardens and the valley beyond.





### **BEDROOM THREE**

9' 0" x 7' 0" (2.74m x 2.13m)

Bedroom three is another light and airy room which is ideal as a single bedroom, home office or nursery. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator, and a useful storage area over the bulkhead for the stairs.

### **SHOWER ROOM**

6' 10" x 5' 6" (2.08m x 1.68m)

The shower room features a white two-piece suite comprising of a pedestal wash hand basin with chrome taps and a quadrant-style shower cubicle with electric Aqualisa shower. There is tiling to the splash areas and to the half-level on the walls, vinyl tile-effect flooring, a ceiling light point, a radiator, and a bank of double-glazed windows with obscure glass to the rear elevation.

### **SEPARATE W.C.**

4' 0" x 2' 7" (1.22m x 0.79m)

The separate w.c. features a double-glazed window with obscure glass to the side elevation, a ceiling light point, a radiator, and a low-level w.c.



## EXTERNAL

### FRONT GARDEN

Externally, the property is situated in a quiet cul-de-sac and features a tarmac driveway which provides off-street parking for multiple vehicles and continues down the side of the property to the detached garage. The front garden is laid predominantly to lawn and there is a stone portico with ceiling light point.

### REAR GARDEN

Externally to the rear, the garden is laid predominantly to lawn with flower and shrub beds and hedged boundaries.

### GARAGE

Single Garage

The garage features an up-and-over door, a bank of windows, and a pedestrian access door to the side elevation.

### DRIVEWAY

2 Parking Spaces







## **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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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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## **MORTGAGE ADVICE**

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



## Simon Blyth Estate Agents

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