

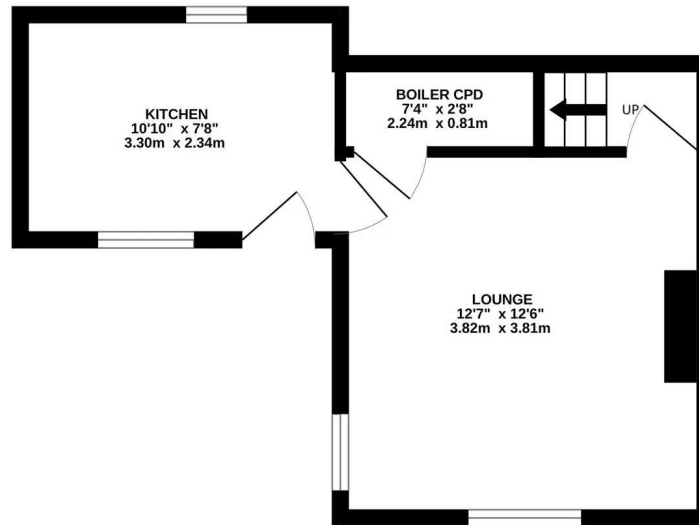


10 School Hill, Kirkburton

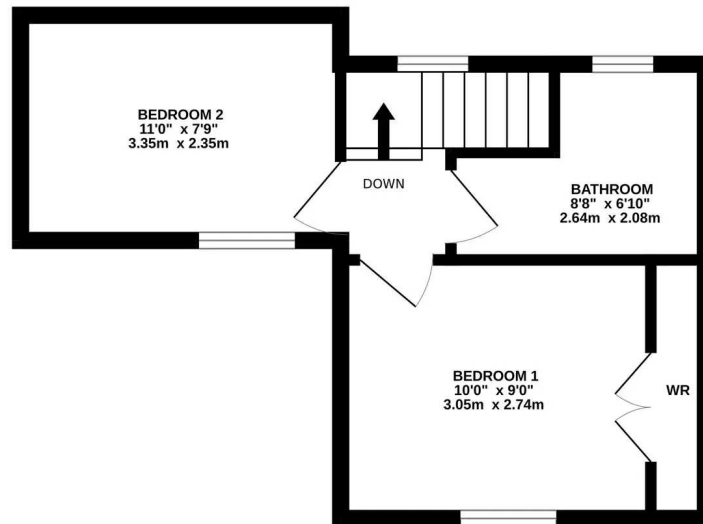
Huddersfield, HD8 0SG

Starting Bid **£115,000**

GROUND FLOOR



1ST FLOOR



SCHOOL HILL

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10 School Hill

Kirkburton, Huddersfield, HD8 0SG

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OCCUPYING AN ELEVATED POSITION WITH PANORAMIC OPEN ASPECT VIEWS ACROSS THE VALLEY TOWARD Highburton, IS THIS TWO DOUBLE BEDROOM, SEMI DETACHED HOME. OFFERED WITH NO ONWARD CHAIN, THE PROPERTY IS A SHORT DISTANCE FROM THE VILLAGE CENTRE, SITUATED IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND HAVING PLEASANT WALKS NEAR-BY. EARLY VIEWINGS ARE ADVISED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE THIS SUPERB HOME.

The property briefly comprises of kitchen, spacious, dual aspect lounge and with under stairs boiler cupboard to the ground floor. To the first floor there are two double bedrooms and the house bathroom. Externally there is a low maintenance, enclosed front yard, a great space for sitting out and enjoying the views across the valley, there is a hardstanding with a brick shed in situ.

Tenure Freehold.
Council Tax Band B.
EPC Rating E.





GROUND FLOOR

LOUNGE

12' 7" x 12' 6" (3.84m x 3.81m)

The lounge is a generously proportioned reception room which enjoys a great deal of natural light courtesy of dual-aspect windows to the front and side elevations. The window to the front provides fantastic, open aspect views across the valley. There is laminate flooring, a ceiling light point, a radiator, cupboards built into the alcove, and the focal point of the room is the inglenook stone fireplace with brick inset and open brass fireplace set upon a raised stone hearth. Multi-panel doors provide access to the staircase which rises to the first floor and to the understairs boiler cupboard and kitchen.

UNDERSTAIRS BOILER CUPBOARD

7' 4" x 2' 8" (2.24m x 0.81m)

The understairs boiler cupboard features a ceiling light point, fitted shelving for additional storage, and houses the wall-mounted Ideal Logic combination boiler.





KITCHEN

7' 8" x 10' 10" (2.34m x 3.30m)

Enter into the property through a double-glazed, PVC front door with obscure glazed inserts. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and with rolled edge work surfaces over, which incorporate a single-bowl composite sink and drainer unit with mixer tap. The kitchen is equipped with a Bosch four-ring gas hob, a built-in electric, fan assisted oven, and plumbing and provisions for an automatic washing machine. There is tiling to the splash areas, glazed display cabinets with leaded detailing, tiled flooring, a ceiling light point, and a radiator. A multi-panel timber door provides access to the lounge, and there are dual-aspect, double-glazed windows to the front and rear elevations.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing. Multi-panel timber doors provide access to two double bedrooms and the house bathroom. There is a ceiling light point and a double-glazed window to the rear elevation.

BEDROOM ONE

10' 0" x 9' 0" (3.05m x 2.74m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. The room features a ceiling light point, a radiator, laminate flooring, and a double-glazed window to the front elevation which offers fabulous open-aspect views across the Dearne Valley. A loft hatch provides access to a useful attic space, and there are fitted wardrobes with concertina doors and hanging rails and shelving in situ.

BEDROOM TWO

7' 9" x 11' 0" (2.36m x 3.35m)

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, taking full advantage of the property's elevated position with pleasant open-aspect views across the valley and towards Highburton. There is also a ceiling light point and a radiator.





HOUSE BATHROOM

The house bathroom features a white three-piece suite comprising of a panel bath, a low-level w.c., and a pedestal wash hand basin. There is tile-effect vinyl flooring, tiling to the splash areas, a double-glazed window with obscure glass to the rear elevation, a ceiling light point, and a radiator.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a low maintenance yard. This is a pleasant space which could be utilised for seating, and there are brick and stone wall boundaries. There is an external light and a hard standing for a brick shed (5'7" x 4'4"). A pathway proceeds down the side of the property to the rear.



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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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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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