

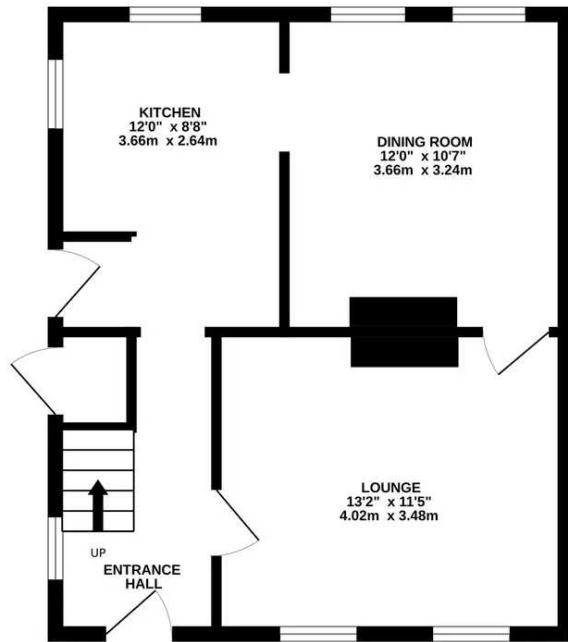


37 Turnshaw Avenue, Kirkburton

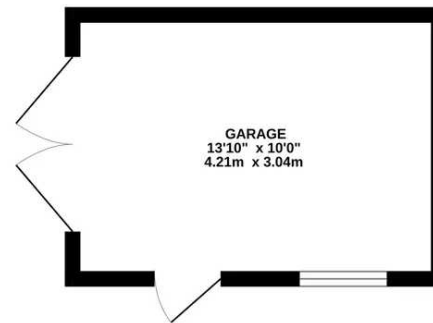
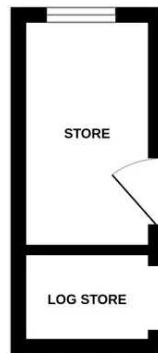
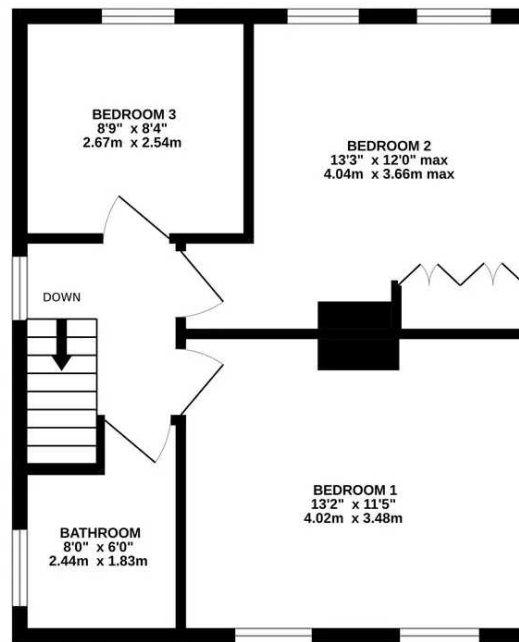
Huddersfield, HD8 0TJ

Offers in Region of **£240,000**

GROUND FLOOR



1ST FLOOR



TURNSHAW AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



37 Turnshaw Avenue

Kirkburton, Huddersfield, HD8 0TJ

A SUPERBLY APPOINTED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME, OCCUPYING A GENEROUS CORNER PLOT. SITUATED IN THE SOUGHT-AFTER VILLAGE OF KIRKBURTON, THE PROPERTY IS IN CATCHMENT FOR WELL-REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES, AND IS POSITIONED IN AN IDEAL LOCATION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS TWO RECEPTION ROOMS, PLEASANT OPEN-ASPECT VIEWS ACROSS THE VALLEY TO THE REAR, AND A DRIVEWAY WITH TIMBER GARAGE AND TWO OUTBUILDINGS.

The property accommodation briefly comprises of entrance hall, lounge, formal dining room and kitchen to the ground floor. To the first floor, there are three bedrooms and the house bathroom. Externally, there are gardens to the front, side and rear with well-stocked flower and shrub beds, lawn areas and a raised decked area. Additionally, there is a log store, garden shed/workshop, driveway and a timber garage with lighting and power.

Tenure Freehold.

Council Tax Band A.

EPC Rating C.



GROUND FLOOR

ENTRANCE HALL

11' 5" x 6' 2" (3.48m x 1.88m)

Enter into the property through a double-glazed composite front door with obscure glazed inserts. There is a double-glazed window to the side elevation providing the entrance hall with a great deal of natural light, a staircase with wooden banister rising to the first floor, fabulous composite flooring, a radiator, and a ceiling light point. The entrance hall also features a doorway which leads into the kitchen and multi-panel timber door providing access to the lounge.

LOUNGE

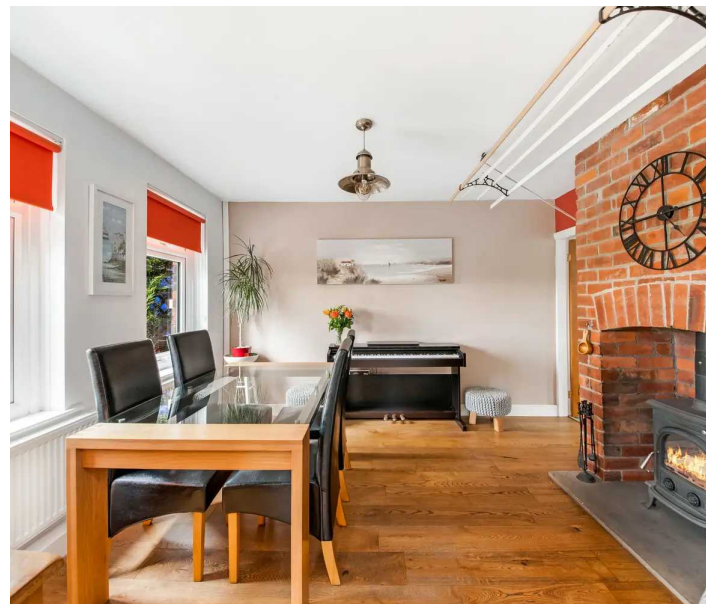
13' 2" x 11' 5" (4.01m x 3.48m)

The lounge enjoys a great deal of natural light which cascades through the two double-glazed windows to the front elevation. There is a decorative plate rail, a central ceiling light point, a radiator, a multi-panel timber and glazed door providing access to the formal dining room, and the focal point of the room is the fabulous open cast-iron fireplace with oak mantel surround and set upon a raised brick hearth.

FORMAL DINING ROOM

12' 0" x 10' 7" (3.66m x 3.23m)

The attractive composite flooring continues into the dining room, which enjoys a great deal of natural light courtesy of two double-glazed windows to the rear elevation, which offer pleasant views across the property's gardens. There is a central ceiling light point, a radiator, and the focal point of the room is the beautiful inglenook brick fireplace with cast-iron, multi-fuel burning stove set upon a raised stone hearth.





KITCHEN

12' 0" x 8' 8" (3.66m x 2.64m)

The attractive flooring continues through from the entrance hall into the kitchen, which benefits from underfloor heating, a central ceiling light point, high gloss brick-effect tiling to the splash areas, soft closing doors and drawers, pull-out pantry units, a corner carousel unit, and double-glazed windows to the side and rear. There is a double-glazed composite external door with obscure glazed inserts to the side elevation, and a doorway which proceeds seamlessly into the dining area. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a composite sink and drainer unit with chrome mixer tap. There are built-in appliances including a four-ring ceramic induction hob with canopy-style cooker hood over, a slide-and-hide NEF oven, a shoulder-level microwave oven, a washing machine, undercounter fridge and freezer units, and the kitchen also houses the wall-mounted condensing boiler.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing which features a double-glazed window to the side elevation, a ceiling light point, and a loft hatch providing access to a useful attic space. The landing features multi-panel timber doors which provide access to three bedrooms and the house bathroom.

BEDROOM ONE

13' 2" x 11' 5" (4.01m x 3.48m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are two sets of double-glazed windows to the front elevation, a central ceiling light point, a radiator, and a decorative fireplace.

BEDROOM TWO

13' 3" x 12' 0" (4.04m x 3.66m)

Bedroom two is another generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are two double-glazed windows to the rear elevation which offer fantastic open-aspect views over rooftops across the valley. There is a central ceiling light point, a radiator, and the room benefits from fitted cupboards with hanging rails, shelving, and enclosing the hot water cylinder.

BEDROOM THREE

8' 9" x 8' 4" (2.67m x 2.54m)

Bedroom three is a well-proportioned bedroom which can accommodate a single or three-quarter bed with ample space for freestanding furniture. The room is currently utilised as a workshop/office and features a double-glazed window to the rear elevation, taking full advantage of the pleasant open-aspect views. There is a central ceiling light point and a radiator.





HOUSE BATHROOM

8' 0" x 6' 0" (2.44m x 1.83m)

The house bathroom features a modern three-piece suite which comprises of a low-level w.c. with push-button flush, a wall-hung wash hand basin, and a P-shaped panel bath with electric shower over and curved shower guard. There is attractive tiled flooring and matching tiling to the walls, inset spotlighting to the ceiling, a double-glazed window with obscure glass to the side elevation, and a chrome ladder-style radiator.

EXTERNAL

FRONT GARDEN

The property occupies a generous corner plot with gardens that sweep from the front of the property, down the side, and then across the rear. Externally to the front, the property features a lawn garden with mature, well-stocked flower and shrub beds. A pathway proceeds to the storm porch and front door and then continues down the side of the property to a low maintenance, gravelled area with well-stocked flower and shrub beds, which is an ideal space for sitting out and enjoying the morning and afternoon sun.

LOG STORE AND GARDEN STORE

The log store historically was an outside w.c. and adjoining this is the garden store which features a timber door and a bank of double-glazed PVC windows to the rear elevation. The garden store also features lighting and power.





REAR GARDEN

Following the pathway down the side of the property, you reach the log store and garden store with additional, externally accessed, understairs storage. There is a ceiling light point over the canopy which leads to the external stores. The pathway then proceeds to the rear garden which is laid predominantly to lawn and features a slate chipping area and a raised decked area ideal for al fresco dining and barbecuing with electric canopy over. There is an external tap and external security lights, and part-hedge and part-fence boundaries. To the rear of the property is also the driveway, which provides off-street parking for multiple vehicles and leads to the timber garage.

GARAGE

13'10" x 10'0"

The garage features twin opening doors to the front and a pedestrian access door to the side. There is lighting and power in situ, and a bank of windows to the side elevation which provide natural light.





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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

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.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000