



Applegate
Properties



Lane Head Lane, Kirkburton, Huddersfield, HD8 0SQ

Guide Price: £240,000 - £250,000

A spacious double fronted (formerly two houses) three bedroom end cottage with garden and allocated parking close to popular village centre.

- End stone cottage
- Three bedrooms
- Spacious interior
- Pleasant side road position



PROPERTY DESCRIPTION

Occupying a pleasant tucked away position yet only a short walk from the bustling shops and amenities of Kirkburton village as well as regarded local schooling is this attractive stone end cottage. Historically being two properties, the spacious interior now affords flexible three double bedroom accommodation and may well suit a variety of buyers including the young family. Being well maintained yet offering excellent further potential, the property briefly comprises:

Front Entrance Porch, Dining/Sitting Room with feature fireplace, spacious Living Room with feature stove effect fire in stone surround and steps down to useful vaulted cellar store, fitted Kitchen with door to rear and combined Shower room/Utility. A turned staircase leads to a spacious landing with fitted storage and access to three double bedrooms (one having fitted wardrobes) and House Bathroom furnished with a three-piece white suite. Externally, the property is accessed via a shared lane with allocated parking opposite, a raised paved buffer garden to the front and gated access to the side with further steps up to an open lawned garden (currently no fenced boundary) with well stocked border. No Vendor Chain.

EPC: D
Tenure: Freehold
Council Tax: C

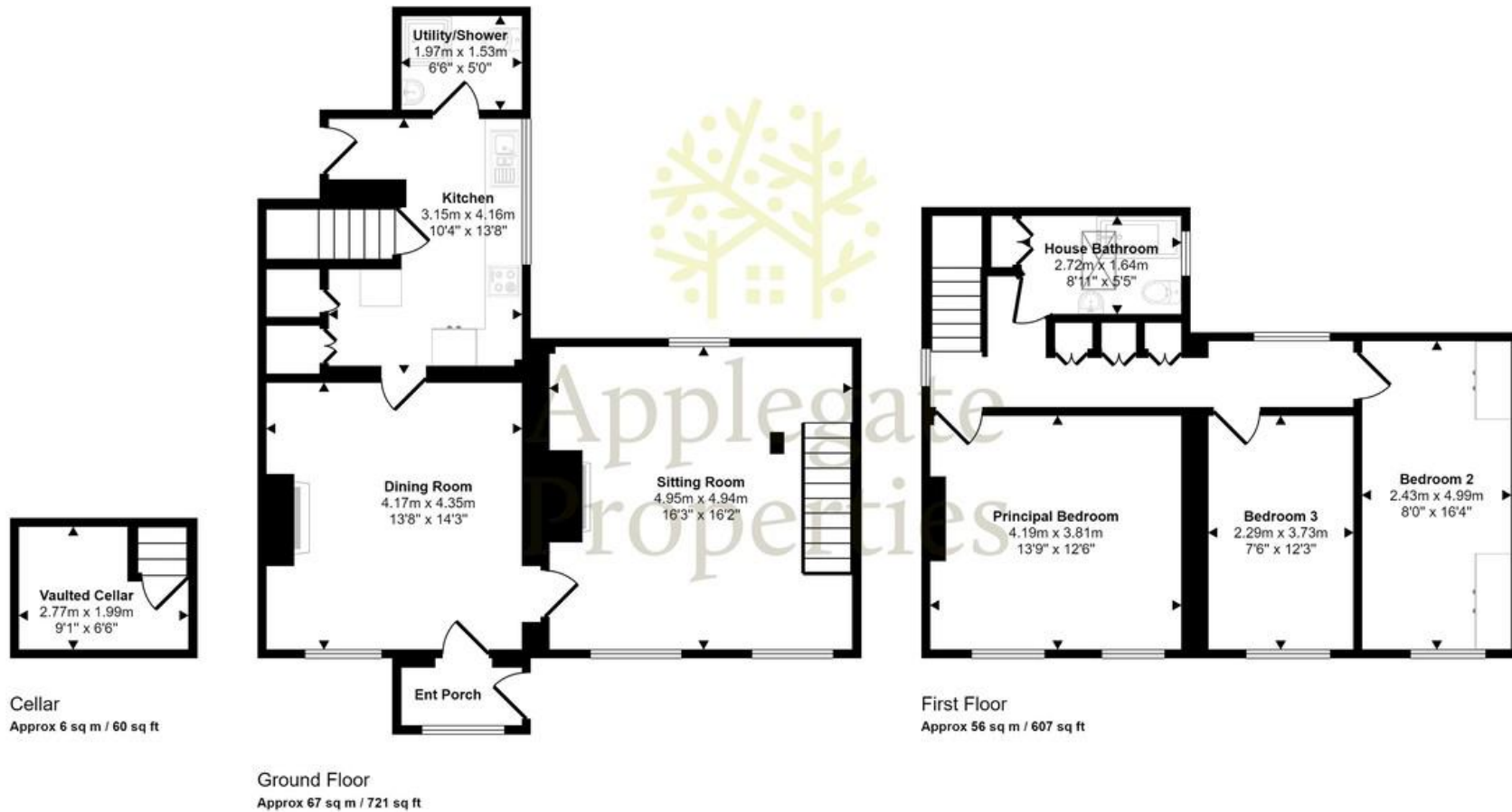
SOLAR PANELS - the property has solar panels fitted to the front elevation. We are advised that these service heating for the hot water cylinder. Further details on request.

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 Contract 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
129 sq m / 1388 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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	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 – 1.00pm

Sunday - CLOSED