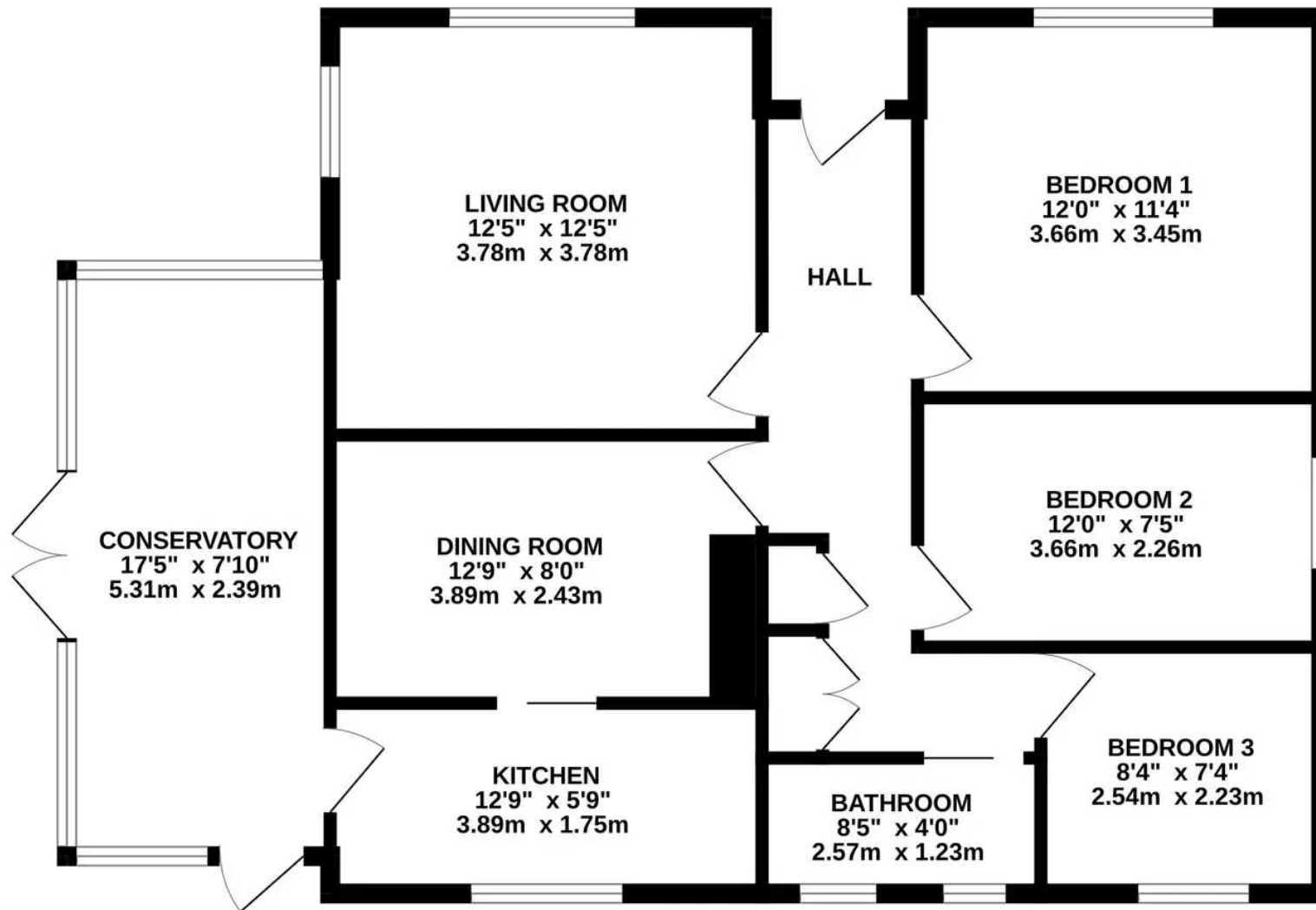




## Gavinsby, Riley Lane, Kirkburton

Huddersfield, HD8 0RZ

Offers in Region of **£360,000**



RILEY LANE

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.  
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## Gavinsby, Riley Lane

Kirkburton, Huddersfield, HD8 0RZ

A DETACHED, TRUE BUNGALOW, OCCUPYING A FABULOUS PLOT, NESTLED IN THE HEART OF THE VIBRANT VILLAGE OF KIRKBURTON. A SHORT WALK TO THE VILLAGE HIGH STREET, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. OFFERING MASSES OF POTENTIAL, 'GAVINSBY' IS OFFERED WITH NO ONWARD CHAIN, EARLY VIEWINGS ARE ADVISED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE THIS SUPERB PROPERTY.

The property accommodation briefly comprises of entrance hall, lounge with dual aspect windows, formal dining room, kitchen, conservatory, three bedrooms and the house bathroom. Externally there is a driveway accessed from Riley Park which leads to the detached garage, the gardens are laid predominately to lawn which sweep across the front and side of the property. To the rear is a patio area ideal for alfresco dining and barbecuing.

Tenure Freehold.

Council Tax Band D.

EPC Rating D.





## INTERNAL

### ENTRANCE HALLWAY

The hallway features doors providing access to the lounge, three bedrooms, and the bathroom. There is decorative coving to the ceiling, three wall light points, a radiator, and a useful floor-to-ceiling built in cupboard providing a great deal of storage and housing the wall-mounted boiler. Additionally, there is a loft hatch which provides access to a useful boarded attic space, and a double-glazed external door with obscure glazed inserts to the rear elevation.

### LIVING ROOM

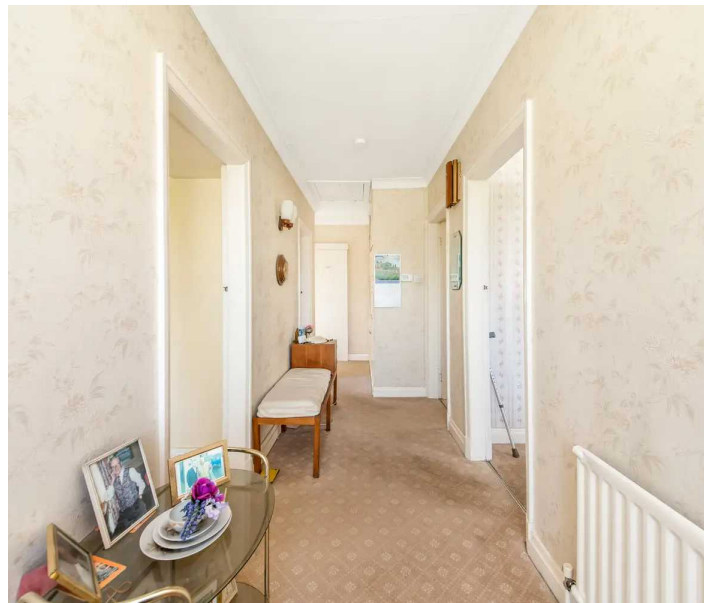
12' 5" x 12' 5" (3.78m x 3.78m)

The lounge is a generously proportioned reception room which enjoys a great deal of natural light courtesy of the dual-aspect, double-glazed windows to the front and side elevations, with the window to the front offering pleasant open-aspect views over rooftops towards Highburton. There is decorative coving to the ceiling, three wall light points, a radiator, and the focal point of the room is the living flame effect gas fireplace.

### DINING ROOM

12' 9" x 80' 0" (3.89m x 24.38m)

The dining room features decorative coving to the ceiling, a central ceiling light point, a radiator, and a double-glazed window to the side elevation. A door provides access to the inner hallway.





### **KITCHEN**

12' 9" x 5' 9" (3.89m x 1.75m)

Enter into the kitchen through a double-glazed PVC door with obscure glazed inserts from the conservatory. The kitchen features fitted wall and base units with shaker-style cupboard fronts and 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 a four-ring gas hob with integrated cooker hood over and a built-in gas oven. There is plumbing and provisions for an automatic washing machine and space for a tall standing fridge freezer unit. There is mosaic tiling to the splash areas, laminate flooring, a breakfast peninsula, a radiator, a central ceiling light point, a bank of windows to the rear elevation, and a sliding timber door providing access to the formal dining room.

### **CONSERVATORY**

17' 5" x 7' 10" (5.31m x 2.39m)

The conservatory is situated at the side of the property and features banks of windows to the front, rear and side elevations, providing a great deal of natural light and pleasant open-aspect views across the property's gardens and towards Highburton. There is tiled flooring, two wall light points, a radiator, plug points, double-glazed French doors to the side elevation, and a double-glazed external door to the rear elevation.





### **BEDROOM ONE**

12' 0" x 11' 4" (3.66m x 3.45m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, which again take full advantage of the open-aspect views towards Highburton. There is a ceiling light point, a radiator, floor-to-ceiling fitted wardrobes with cupboards above and a dresser unit with drawers beneath.

### **BEDROOM TWO**

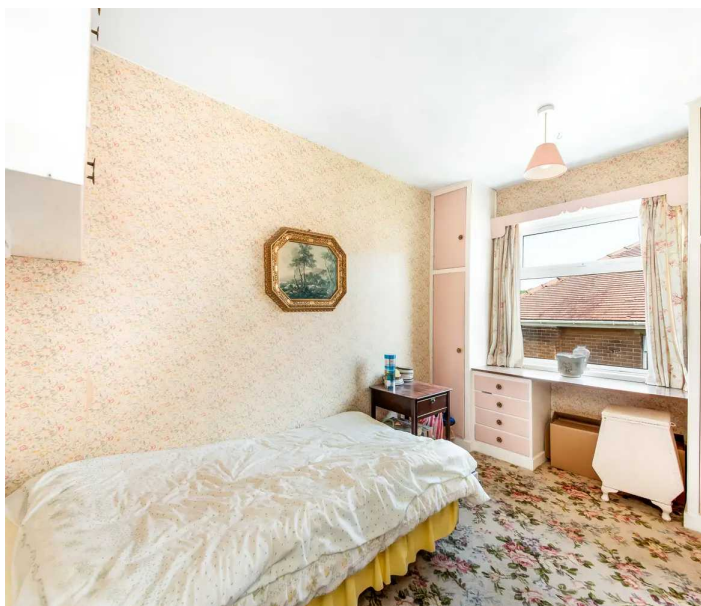
12' 0" x 7' 5" (3.66m x 2.26m)

Bedroom two is a well-proportioned single bedroom which could accommodate a three-quarter bed with space for freestanding furniture. The room is well-equipped with fitted furniture, including floor-to-ceiling built in cupboards with hanging rails and shelving, a fitted dressing table with drawers beneath, and overhead wall cupboards for additional storage. The second bedroom also features a ceiling light point, a radiator, and a double-glazed window to the side elevation.

### **BEDROOM THREE**

8' 4" x 7' 4" (2.54m x 2.24m)

Bedroom three features a double-glazed window to the front elevation, a ceiling light point, a radiator, and benefits from bespoke fitted wardrobes with in-built shelving and hanging rails.



**Simon Blyth**  
ESTATE AGENTS



#### **HOUSE BATHROOM**

8' 5" x 4' 0" (2.57m x 1.22m)

The house bathroom features a three-piece suite comprising of a panel bath, pedestal wash hand basin, and a low-level w.c. There are two double-glazed windows with obscure glass to the rear elevation, two ceiling light points, a window extractor fan, and a radiator.

#### **ATTIC**

A drop-down ladder provides access from the inner hallway to the attic, which is well insulated and features ceiling light points in situ. This space, subject to relevant permissions, offers masses of opportunity.



## EXTERNAL

### GARDENS

The property occupies a fabulous and generous plot which is accessed off Riley Lane via steps leading up to a fabulous lawn garden. Further stone steps then proceed to a pathway up to the front door with door canopy, terracotta tiled flooring and ceiling light point. There is also access from Riley Park via a wrought-iron gate providing access to steps which descend to a pathway leading to the conservatory. The property boasts a driveway which is accessed slightly further along Riley Park, which leads to a detached garage and provides off-street parking for multiple vehicles. To the right hand side of the home is a flagged patio area which enjoys the morning and afternoon sun, is home to two sheds, and is an ideal space for al fresco dining and barbecuing. To the left hand side is a well-stocked flower and shrub bed. The gardens are laid predominantly to lawn with part-hedge and part-dry stone wall boundaries. There are pleasant open-aspect views towards Highburton. Subject to necessary consents, it is anticipated that there would be opportunity to extend the property.







## **DRIVEWAY**

### 2 Parking Spaces

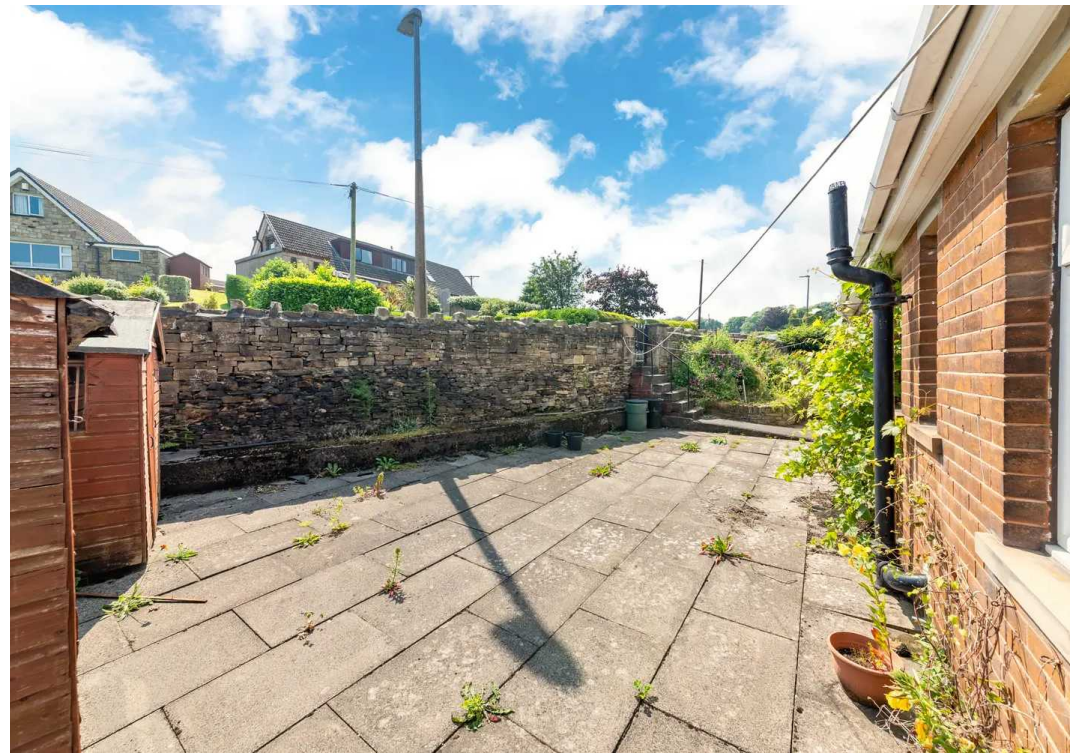
The driveway is accessed via gates off Riley Park and provides off-street parking for multiple vehicles and leads to the detached garage.

## **GARAGE**

### Single Garage

The garage features an automatic up-and-over door and is an ideal space for additional storage. There is an external tap, a window, and lighting and power in situ.







## **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.**

**FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

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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.

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## **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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