

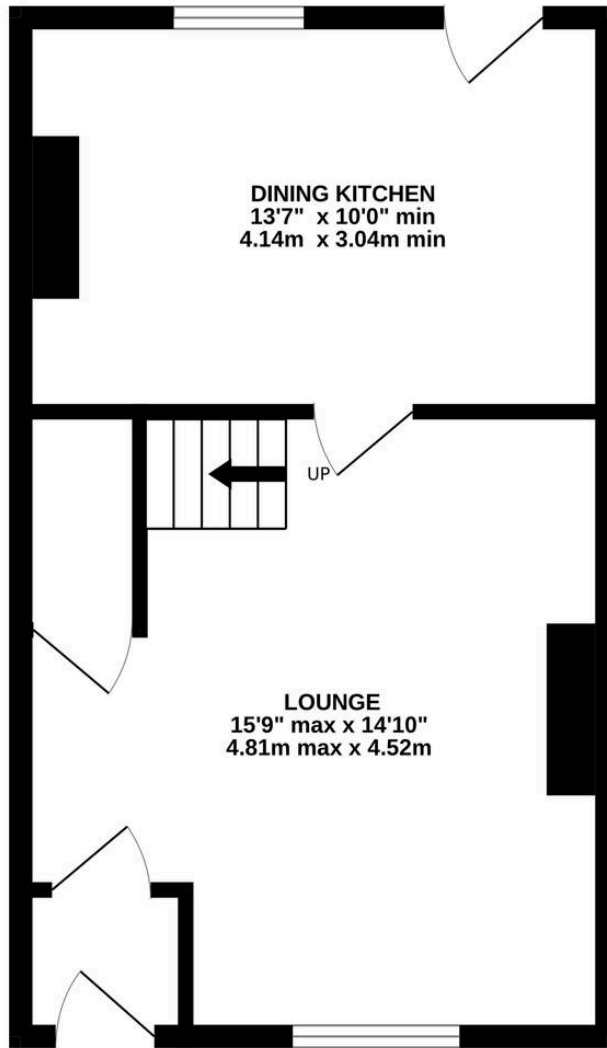


## 10 Slant Gate, Kirkburton

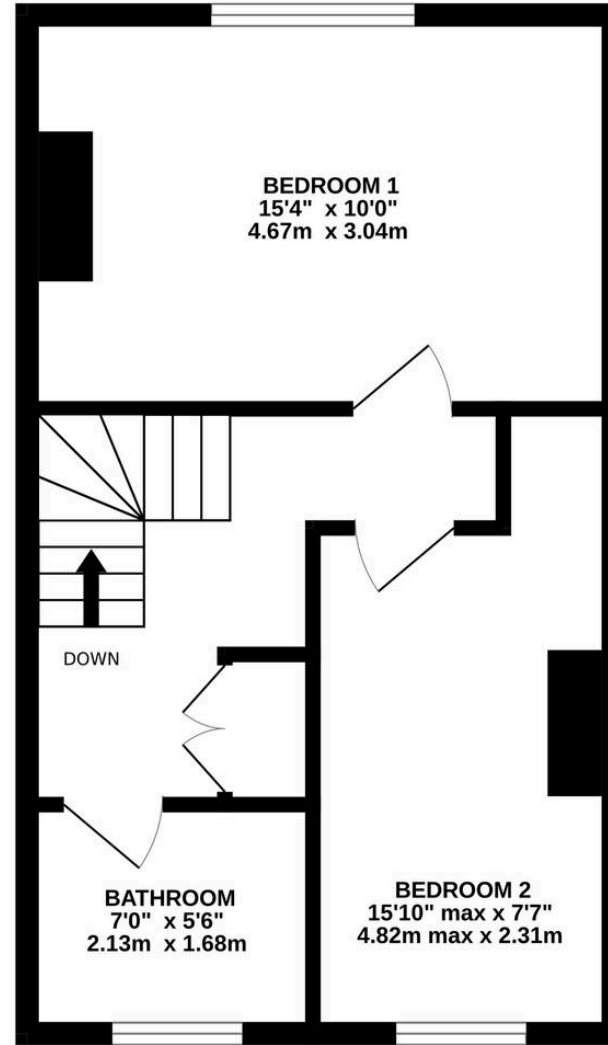
Huddersfield, HD8 0QL

Offers Over **£200,000**

GROUND FLOOR



1ST FLOOR



SLANT GATE

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## 10 Slant Gate

Kirkburton, Huddersfield, HD8 0QL

OCCUPYING AN ELEVATED POSITION AND OFFERING BREATHTAKING, PANORAMIC VIEWS ACROSS THE VALLEY. THIS PERIOD, CHOCOLATE BOX COTTAGE IS NESTLED IN A QUIET HAMLET, SET-BACK OFF OF SLANTGATE AND BOASTS GENEROUS PROPORTIONED GARDENS AND PERIOD CHARACTER FEATURES. LOCATED IN KIRKBURTON, CLOSE TO AMENITIES AND THE VILLAGE HIGH STREET, AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, lounge and open-plan dining-kitchen to the ground floor. To the first floor there are two bedrooms and the house bathroom. Externally to the front is a low maintenance yard with additional land opposite the lane, to the rear the property occupies a generous plot with lawn area and flagged patio ideal for alfresco dining.

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





## GROUND FLOOR

### ENTRANCE PORCH

4' 2" x 3' 8" (1.27m x 1.12m)

Enter into the property through a double-glazed composite front door with obscure glazed inserts. The entrance porch features a decorative picture rail, a central ceiling light point, a radiator, and a multi-panel timber and glazed door with obscure glazed inserts leading into the lounge.

### LOUNGE

15' 10" x 14' 10" (4.83m x 4.52m)

The lounge is a generously proportioned, light and airy reception room, featuring a double-glazed window to the front elevation which provides a great deal of natural light and takes full advantage of the property's elevated position with far-reaching views across the valley. There are timber beams to the ceiling, a decorative picture rail, a central ceiling light point, a radiator, a multi-panel timber and glazed door providing access to the open-plan dining kitchen room, and multi-panel doors enclosing a staircase descending to the lower ground floor and another enclosing a staircase rising to the first floor. The focal point of the room is the living flame effect gas fireplace with granite inset and hearth and timber mantel surround. There are also bespoke fitted cupboards into the alcove, providing additional storage.

### OPEN-PLAN DINING KITCHEN

13' 7" x 10' 0" (4.14m x 3.05m)

The open-plan dining kitchen features exposed timber batons to the ceiling and fabulous exposed stone flagged flooring. There is a radiator, inset spotlighting to the ceiling, a double-glazed window to the rear elevation, and a double-glazed, composite external door with obscure glazed inserts which leads to the gardens. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over which incorporate a single-bowl, stainless-steel sink and drainer unit with chrome mixer tap. There is space for a gas cooker and space and provisions for an automatic washing machine. The kitchen features high-gloss, brick-effect tiling to the splash areas, a beautiful exposed stone inglenook fireplace with brick inset, and to either side of the chimney breast are fitted cupboards providing additional storage and one which houses the property's wall-mounted combination boiler.

### LOWER GROUND FLOOR AND VAULTED CELLAR

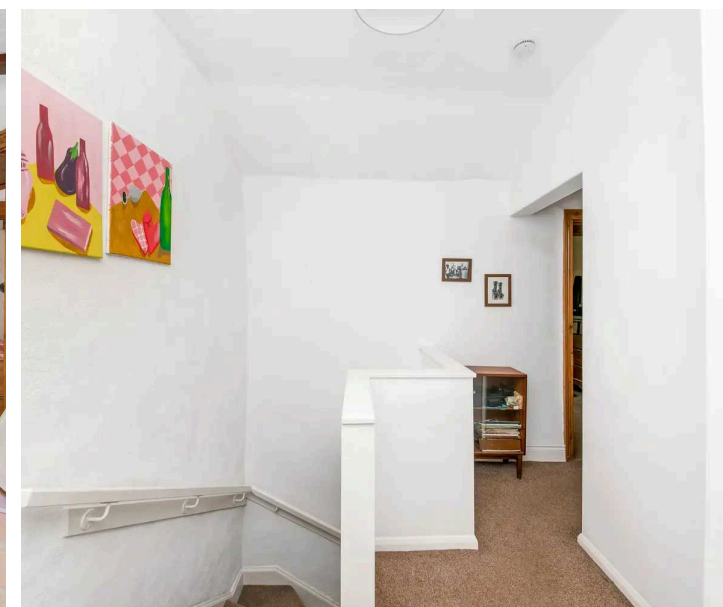
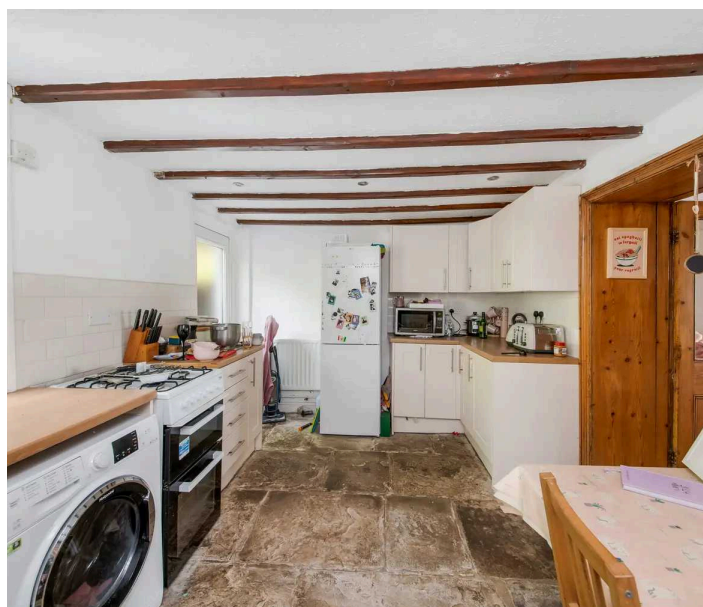
8' 0" x 8' 3" (2.44m x 2.51m)

Taking the stone kite-winding staircase from the lounge, you reach the lower ground floor, which features a fabulous vaulted-ceiling cellar with stone flagged flooring and original stone slab keeping table. There are recessed stone shelves, as well as lighting and power in situ.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the kite-winding staircase from the lounge, you reach the first floor landing. There are two ceiling light points, a useful floor-to-ceiling fitted cupboard for additional storage, and doors providing access to two double bedrooms and the house bathroom.





#### **BEDROOM ONE**

15' 4" x 10' 0" (4.67m x 3.05m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There are two ceiling light points, a radiator, and a bank of double-glazed windows to the rear elevation offering pleasant views across the property's well-proportioned gardens.

#### **BEDROOM TWO**

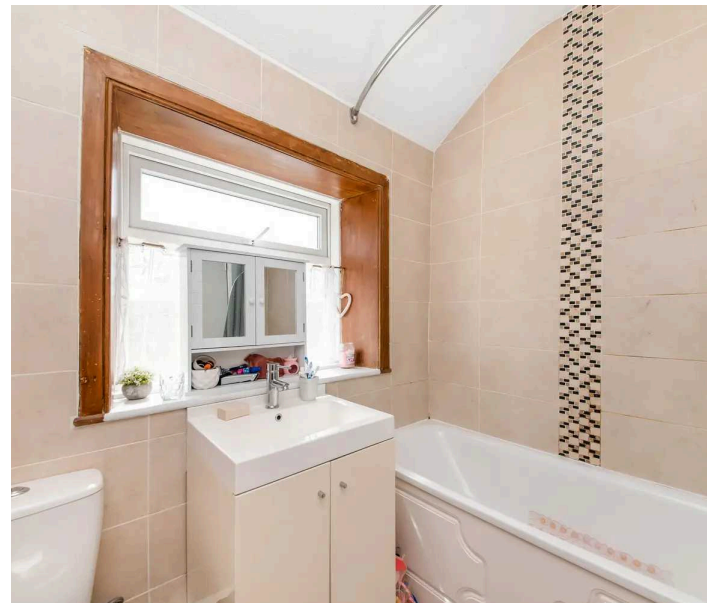
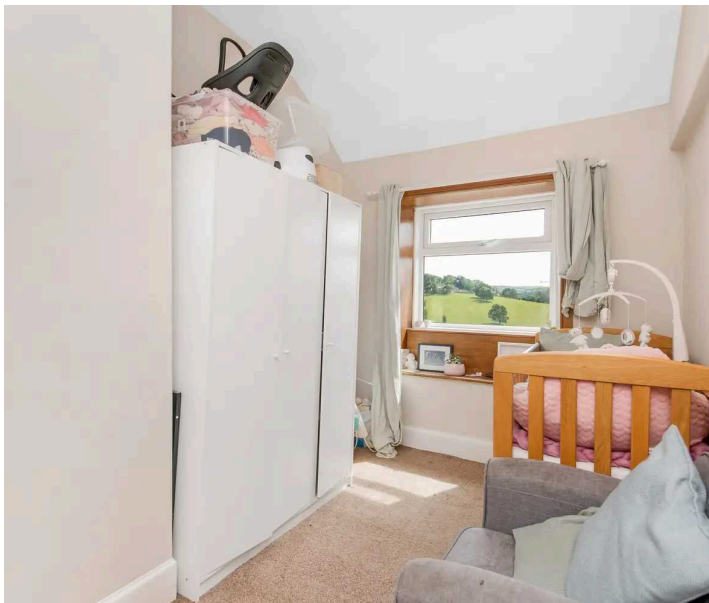
7' 7" x 15' 10" (2.31m x 4.83m)

Bedroom two can accommodate a double bed with ample space for freestanding furniture. There is a ceiling light point, a radiator, a recessed alcove ideal for fitted wardrobes or a dressing area, and a double-glazed window to the front elevation which offers fabulous panoramic views across the valley towards Storthes Hall and beyond.

#### **HOUSE BATHROOM**

5' 6" x 7' 0" (1.68m x 2.13m)

The house bathroom features a modern, white, three-piece suite comprising of a panel bath with showerhead mixer tap, a broad wash hand basin with vanity cupboard beneath, and a low-level w.c. with push-button flush. There is laminate flooring, tiled walls, a ceiling light point, a ladder-style radiator, and a double-glazed window to the front elevation.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property is approached via a private lane off Slant Gate. There is a vehicular and pedestrian right of access for neighbouring cottages and immediately to the front of the property is a hardstanding currently utilised as a bin store. Across the access lane is a space which could be utilised as a further patio, providing a pleasant open outlook across the valley towards Storthes Hall woods. There is also an external security light.

### REAR GARDEN

Externally to the rear, the property features a fabulous and generously proportioned lawn garden with a stone flagged hardstanding which could be utilised as a patio area or as a base for a garden shed/summerhouse. The gardens extend into the rockface, and there are well-stocked flower and shrub beds, as well as a privacy bearing tree-lined backdrop. There are part-fenced and part-dry stone wall boundaries, and at the top of the garden is a brick shed.

### ADDITIONAL INFORMATION

Please note the boundary line is to indicate the properties plot size and is an approximation.



## **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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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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