

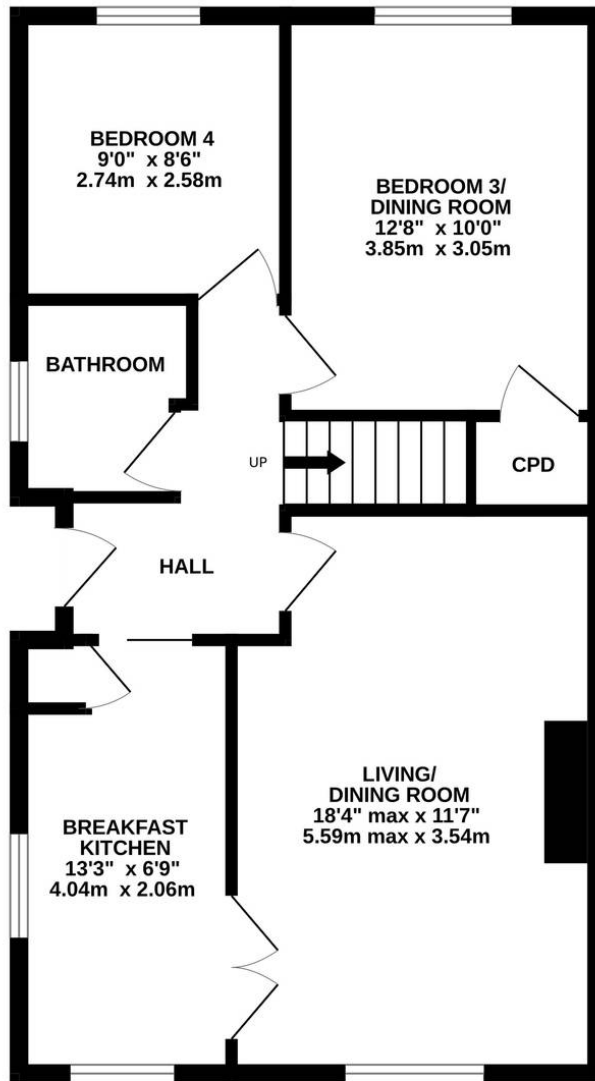


6 Rectory Drive, Kirkheaton

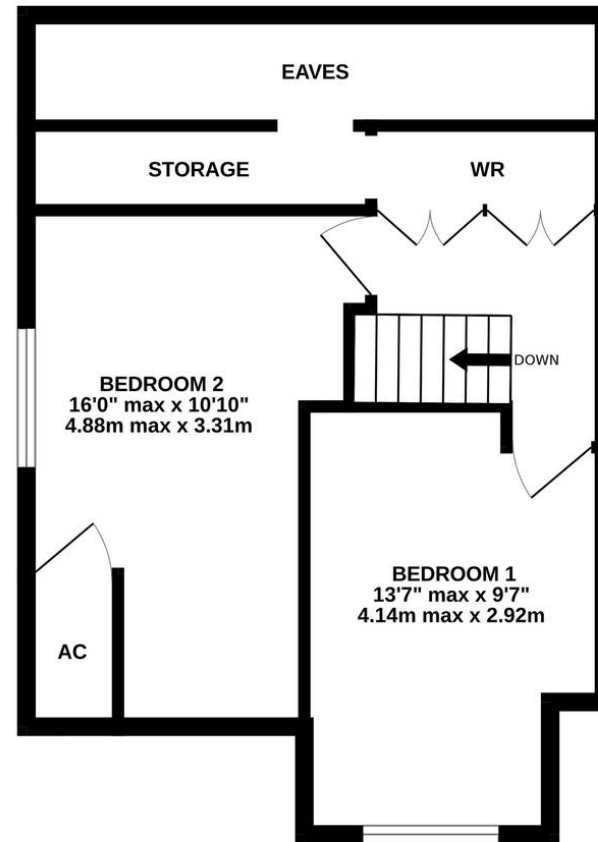
Huddersfield, HD5 0JT

Offers in Region of **£260,000**

GROUND FLOOR



1ST FLOOR



RECTORY DRIVE

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6 Rectory Drive

Kirkheaton, Huddersfield

NESTLED IN A QUIET CUL-DE-SAC SETTING IS THIS GENEROUS PROPORTIONED, SEMI-DETACHED, DORMER BUNGALOW SITUATED IN THE DESIRABLE AREA OF KIRKHEATON. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY OFFERS FLEXIBLE ACCOMMODATION ACROSS TWO FLOORS, OPEN-PLAN LIVING-DINING ROOM AND BOASTS DRIVEWAY WITH GARAGE.

The accommodation briefly comprises of entrance hall, open-plan living/dining room, breakfast kitchen, two ground floor bedrooms and the house bathroom. To the first floor there are two double bedrooms and eaves storage. Externally there is a lawn garden to the front with gated driveway leading to the garage, with a private, lawn garden to the rear.

Tenure Freehold.

Council Tax Band C.

EPC Rating C.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double glazed, PVC door with obscure glazed inserts from the side elevation into the entrance hall. There is decorative coving to the ceiling, celling light point, radiator and multi-panel doors provide access to the open plan living-dining room, two bedrooms and the house house bathroom. There is a sliding timber and glazed door with obscure glazed inserts leading to the breakfast kitchen and there is a staircase with wooden hand rail providing access to first floor.

OPEN PLAN LIVING-DINING ROOM

18' 4" x 11' 7" (5.59m x 3.54m)

The open plan living-dining room is a generous proportioned reception room which benefits from the wealth of natural light which cascades through the double glazed bank of hard wood windows to the front elevation there is decorative coving to the ceilings, a central ceiling light point, a radiator and the focal point of the room is the living flame effect gas fireplace with a marble tiled inset set upon a marble half and with decorative mantle surrounds. There are twin timber and glazed doors proving access to the breakfast kitchen room, fitted display cabinets into the alcove.





BREAKFAST KITCHEN ROOM

13' 3" x 6' 9" (4.04m x 2.06m)

The Breakfast kitchen room features a range of fitted wall and base units with high gloss shaker style cupboard fronts and with complimentary work surfaces over which incorporate a single bowl Lamona sink and drain unit with chrome mix tap. The kitchen is equipped with built-in appliances which includes a four ring ceramic hob with integrated cooker hood over and a built-in fan assisted Lamona oven. There is plumbing and provisions for an automatic washing machine, a integrated under counter fridge unit with freezer draw and there are soft closing doors and draws, tiled into the splash areas and under unit lighting. There is a pantry cupboard with inset shelving for additional storage and dual aspect double glazed banks of windows to both the side and rear elevations. Additionally, there is inset spot lighting to the ceilings, a wall light point and radiator.



BEDROOM THREE / DINING ROOM

12' 8" x 10' 0" (3.85m x 3.05m)

Bedroom three / dining room is a generously proportioned double bedroom which has ample space for free standing furniture the room has historically been utilised as a formal dining room and snug it features a bank of double glazed windows to the rear elevation providing views across the properties gardens and of the church yard with tree line back drop there is a ceiling light point, a radiator, decorative coving and a useful under stairs storage cupboard.

BEDROOM FOUR

9' 0" x 8' 6" (2.74m x 2.58m)

Bedroom four is a generously proportioned single bedroom which has ample space for free standing furniture, there is a bank of double glazed, hard wood windows to the rear elevation a wall light point, radiator and decorative coving to the ceilings.

BATHROOM

Bathroom features a modern, white, three piece suite which comprises of a panel bath with thermostatic shower over and concertina glazed shower guard, a broad wash hand basin with vanity cupboard beneath and chrome mixer tap and a low level WC with push button flush. There are tiled walls and tiled flooring, inset spotlighting, a chrome ladder-style radiator and a bank of double glazed windows with obscure glass to the side elevation.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing which features a ceiling light point, useful under eaves storage cupboard and there are doors providing access to two double bedrooms.

BEDROOM ONE

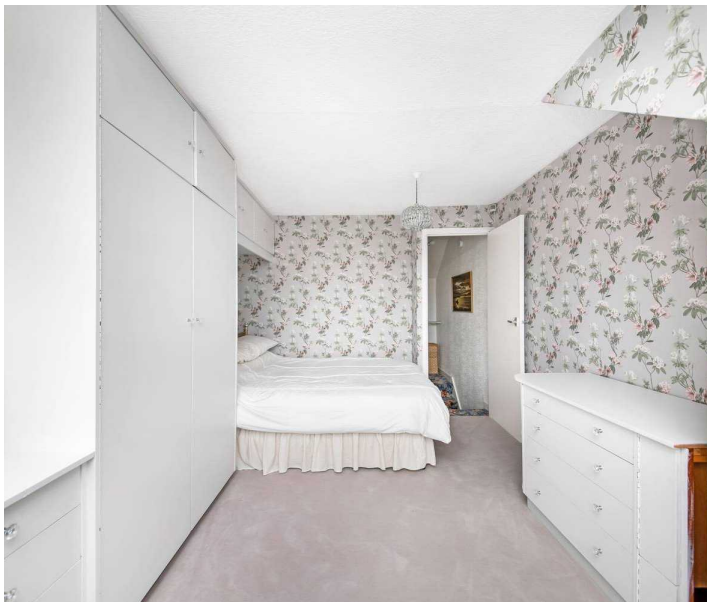
13' 7" x 9' 7" (4.14m x 2.92m)

As the photography suggests, bedroom one is a generous proportioned, light and airy double bedroom which has an array of fitted furniture which includes floor to ceiling fitted wardrobes, dressing table and over head cabinets there is a double glazed bank of windows to the front elevation providing the room with a great deal of natural light and there is a ceiling light point and radiator.

BEDROOM TWO

16' 0" x 10' 10" (4.88m x 3.31m)

Bedroom two is a generous proportioned double bedroom which has ample space for free standing furniture, there is a double glazed window to the side elevation a ceiling light point and radiator and there is a useful airing cupboard for additional storage. Additionally there is a loft hatch which provides access to a useful attic space.



FRONT GARDEN

Externally to the front the property benefits from a gated tarmacadam drive way which provides off street parking for multiple vehicles and leads down the side of the property to the garage the front garden is laid predominantly to lawn with well stocked flower and shrub beds and with part fenced and part stone wall boundaries. Following the drive way down the side of the property there is a door canopy with inset spotlights and tiled steps leading to the door there is an external security light.

REAR GARDEN

Externally to the rear, the property benefits from a particularly private rear garden which is laid predominantly to lawn and features well stocked flower and front beds with an attractive stone wall boundary, there is a pleasant open aspect to the rear elevation with a treelined back drop beyond the church yard.

GARAGE

Single Garage

The garage features an electric remote controlled up and over door there is lighting and power in situ and a bank of windows to the side elevation providing 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)

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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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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



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