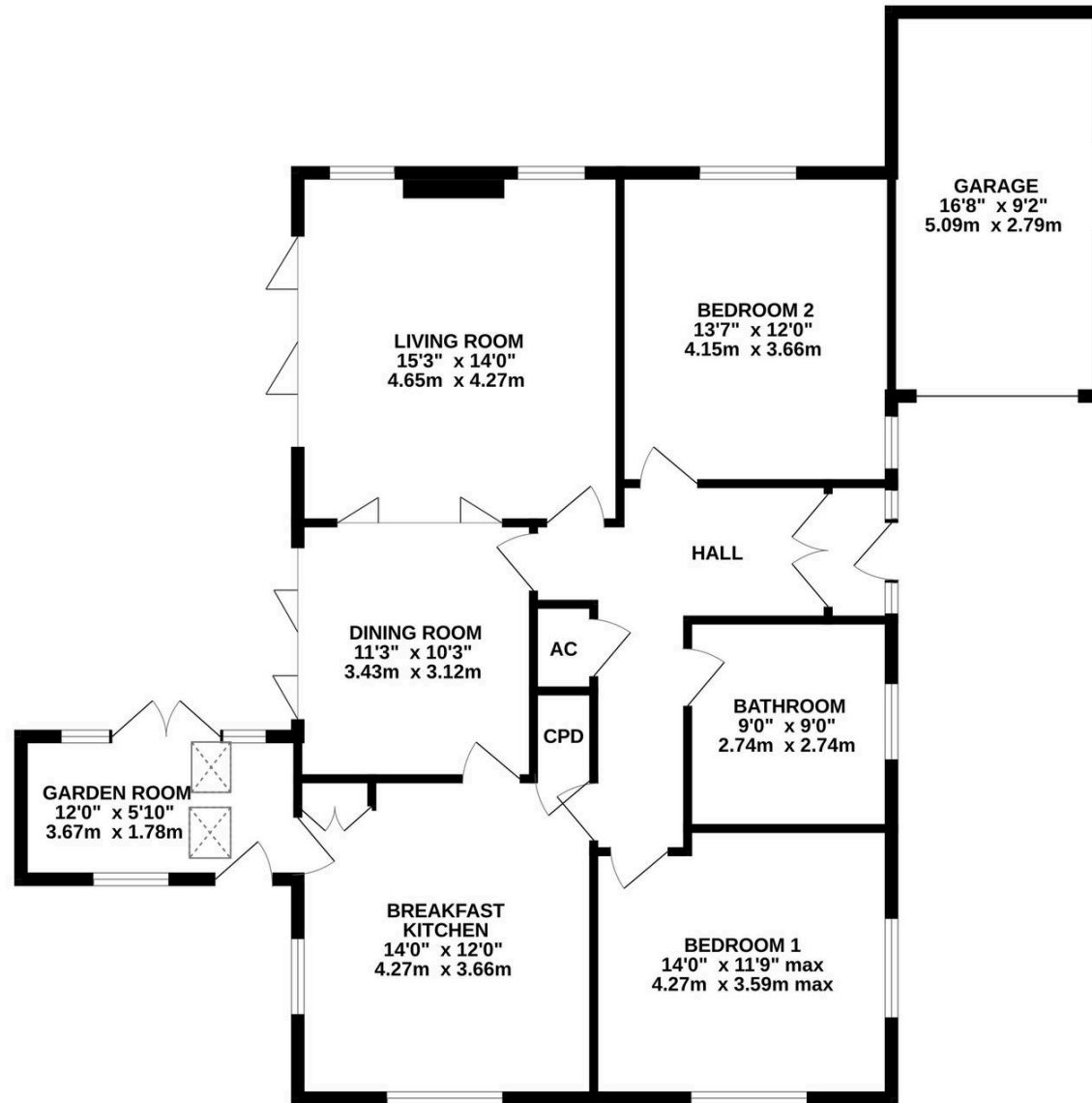




Meadow Court, Northfield Lane, Kirkburton

Huddersfield, HD8 0QT

Offers in Region of **£650,000**



NORTHFIELD 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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STANDING IN APPROXIMATELY 0.3 ACRES OF LEVEL GARDENS WITH ASTOUNDING VIEWS TOWARDS WOODSOME VALLEY, THIS DETACHED BUNGALOW OFFERS A HUGE AMOUNT OF SCOPE TO ENHANCE (SUBJECT TO NECESSARY CONSENTS) OR ENJOY AS IS. IT IS RARE INDEED TO FIND A TRUE BUNGALOW WHICH, WHILE REQUIRING SOME UPDATING, IS IN GOOD ORDER AND OFFERS SUCH A DELIGHTFUL PLACE TO LIVE.

The accommodation currently comprises entrance hall, lounge, breakfast kitchen, dining room, garden room, two double bedrooms, and house bathroom. Externally, the property benefits from an attached garden, long driveway, summerhouse, fabulous gardens, tremendous views, and a superb location with wonderful rural walks close by.

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





CGI architect's impression

ENTRANCE

Enter into the property through an attractive timber door with glazing to either side which gives access to the entrance vestibule. This space features parquet flooring and twin glazed doors leading through to the entrance hall, which is of a particularly good size with decorative coving to the ceiling. There are two ceiling light points, a loft access point, and a useful cupboard which has shelving in situ and is home to the property's hot water tank.

LOUNGE

15' 3" x 14' 0" (4.65m x 4.27m)

The lounge is a generously proportioned reception room and offers a lovely view over the delightful gardens and fabulous rural scene beyond. There is a good ceiling height, two ceiling light points, and an attractive period-style fireplace with a former open-fired grate, now a gas coal-burning-effect fire. Bi-fold doors provide access through to the dining room.





DINING ROOM

11' 3" x 10' 3" (3.43m x 3.12m)

The dining room features bi-fold doors through to the lounge, creating a lovely open-plan space when required, a door through to the kitchen, and a bank of bi-fold doors providing direct access out to the patio and side gardens. There are also two wall light points.

BREAKFAST KITCHEN

14' 0" x 12' 0" (4.27m x 3.66m)

The breakfast kitchen features a circular breakfast bar, units to both the high and low levels with a large amount of working surfaces, built-in appliances, a one-and-a-half-bowl stainless steel sink unit with mixer tap above, as well as plumbing and provisions for a dishwasher, fridge and freezer. There are also glazed display cabinets, inset spotlighting to the ceiling, an additional storage cupboard, a continuation of the parquet flooring from the entrance hallway, and a timber and glazed door leading into the garden room. The kitchen features banks of windows to two elevations, offering lovely views over the gardens and beyond.



GARDEN ROOM

12' 0" x 5' 10" (3.66m x 1.78m)

The garden room, which is a later addition to the home, features a high-angled ceiling line with two Velux windows, a chandelier point, exposed stonework, ceramic tiled flooring, is glazed to either side, and features timber and glazed doors out to the gardens.

BEDROOM ONE

14' 0" x 11' 9" (4.27m x 3.58m)

Bedroom one is a large double bedroom with windows to two sides, offering a pleasant view over the gardens. There is coving to the high ceiling and two wall light points.

BEDROOM TWO

31' 7" x 12' 0" (9.63m x 3.66m)

Bedroom two is another double room but currently set out as a twin bedroom. There is a window to the driveway side and another broad window offering a lovely view out over the property's delightful gardens and across the Woodsome valley. There is coving to the ceiling and a wall light point.

HOUSE BATHROOM

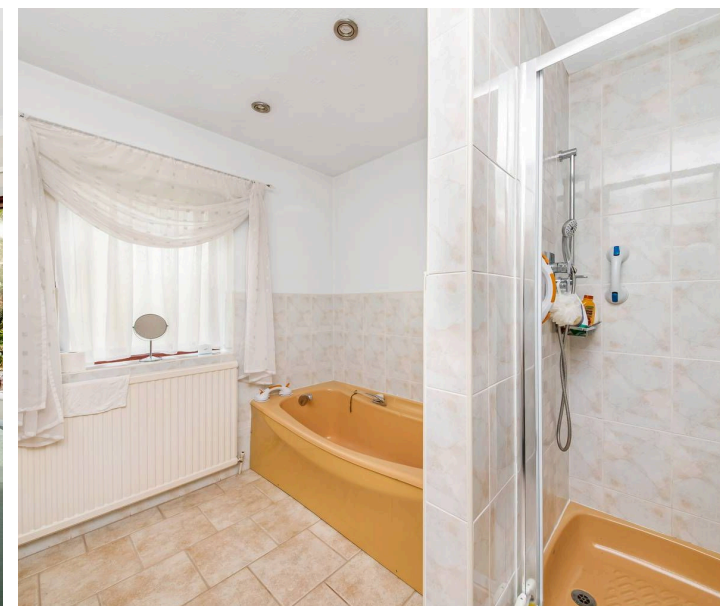
9' 0" x 9' 0" (2.74m x 2.74m)

The bathroom is fitted with a four-piece suite comprising of a separate shower with glazed door and chrome fittings, a bath, a low-level w.c., and a pedestal wash hand basin. There is attractive flooring, ceramic tiling where appropriate, inset spotlighting to the ceiling, and an obscure glazed window.

GARAGE

16' 8" x 9' 2" (5.08m x 2.79m)

Attached to the property is a single garage with an up-and-over door and a broad bank of uPVC double-glazed windows to the side elevation.





EXTERNAL

Meadow Court occupies a truly spectacular location on this very desirable lane. The plot measures approximately 0.3 acres and must be seen to be truly appreciated. The gardens broad towards the rear of the home, creating a delightful garden, all of which is level and features a fabulous combination of mature trees, shrubbery, and flower beds. There are stunning long-distance views towards Farnley Tyas and the Woodsome Valley. This home boasts wonderful, well-established borders, a long driveway, a summerhouse, external lighting, and a huge amount of scope to adapt, alter and extend (subject to necessary consents).





ADDITIONAL INFORMATION

Within this brochure, we include an artist's impression of what could be created with relative ease (subject to necessary consents). The home could be left completely as it is or considerations could be given to extensions to the ground floor, creation of first-floor accommodation, or to complete renewal of the dwelling (once again subject to the necessary consents).

The property has gas-fired central heating, double-glazing and an alarm system. Carpets, curtains and certain other extras may be available via separate negotiation.

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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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/

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