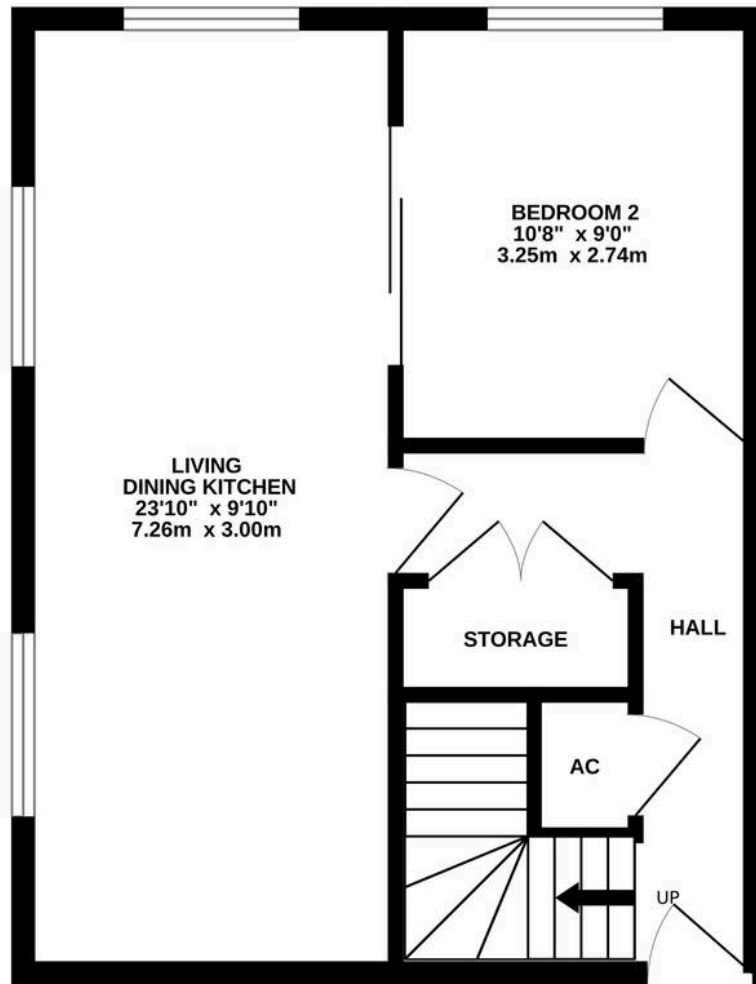




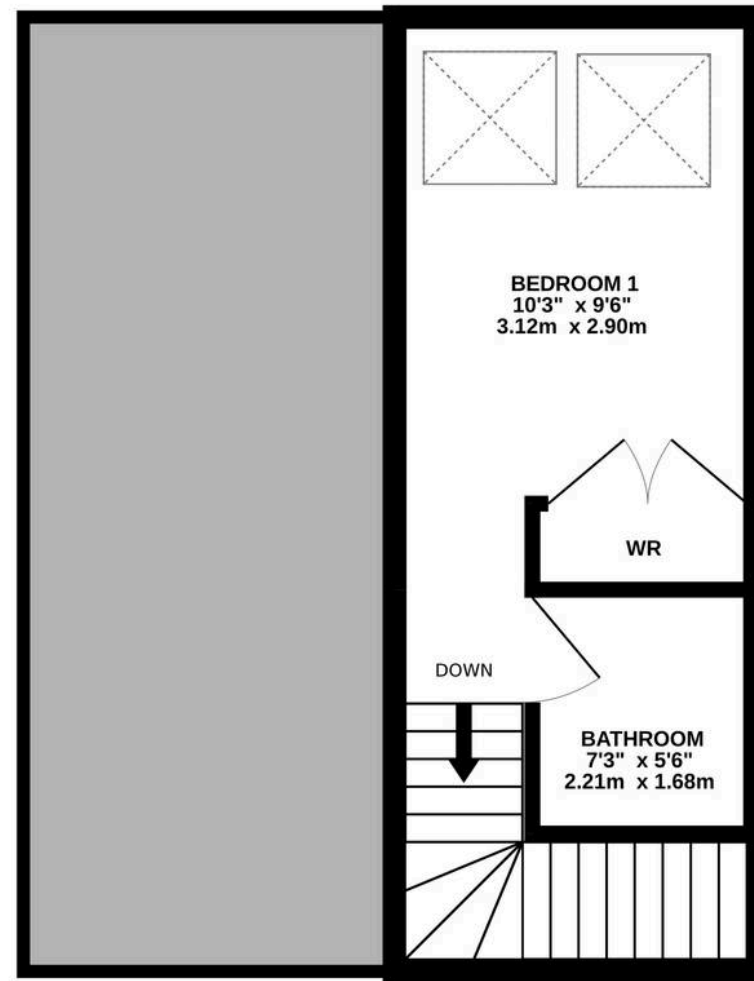
**39 The Park, Kirkburton**  
Huddersfield, HD8 0NP

Offers in Region of **£155,000**

GROUND FLOOR



1ST FLOOR



THE PARK

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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## 39 The Park

Kirkburton, Huddersfield, HD8 ONP

A TWO BEDROOM, FIRST FLOOR, DUPLEX APARTMENT, SITUATED IN THE SOUGHT-AFTER MILL CONVERSION 'THE PARK'. LOCATED IN THE POPULAR VILLAGE OF KIRKBURTON, A SHORT DISTANCE FROM THE VILLAGE HIGH STREET, CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND WITH PLEASANT WALKS NEARBY. SITUATED AT THE FRONT OF THE DEVELOPMENT AND BOASTING IMPRESSIVE VAULTED CEILINGS WITH EXPOSED TIMBER BEAMS AND TRUSS ON DISPLAY. THE APARTMENT IS OFFERED WITH THE BENEFIT OF A COMMUNAL LOBBY, CONCIERGE, ON-SITE GYM, AND AN ALLOCATED PARKING SPACE.

The apartment accommodation briefly comprises of entrance hall, cloaks cupboard, open-plan living/dining-kitchen, and ground floor double bedroom, to the first floor there is a galleried landing with glazed balustrade, bathroom and the principal bedroom. Externally there are communal grounds with an allocated parking space and ample visitors parking.

***Offered with no onward chain.***

Tenure Leasehold.  
Council Tax Band B.  
EPC Rating C.



## GROUND FLOOR

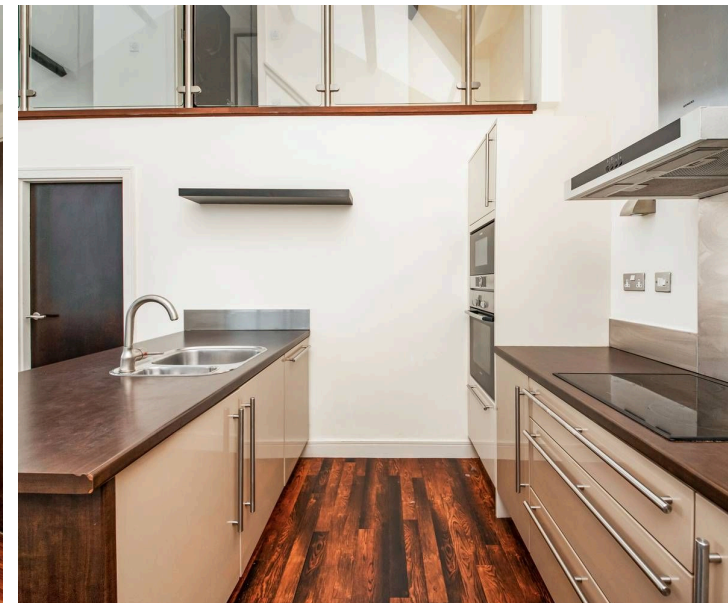
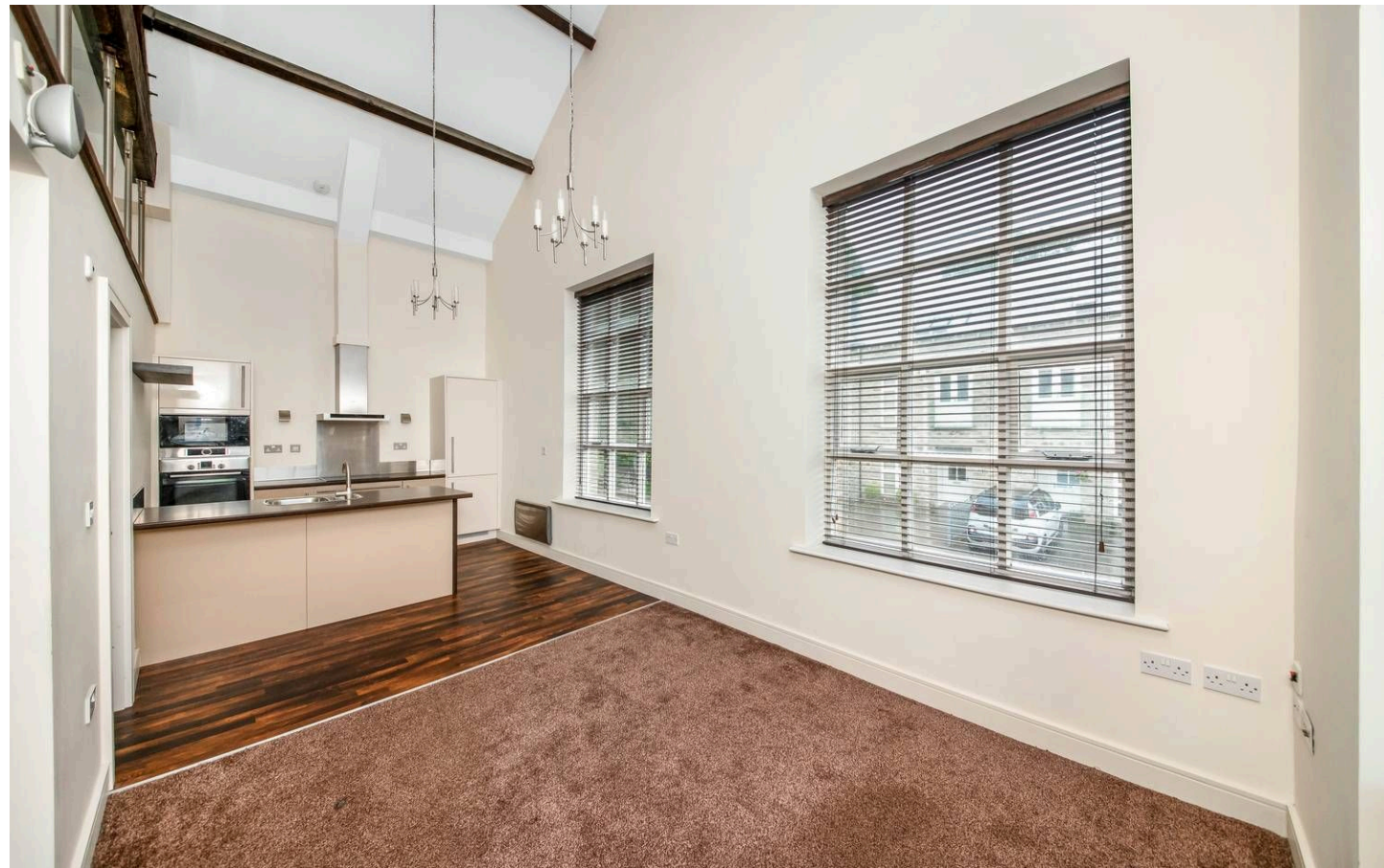
### ENTRANCE HALL

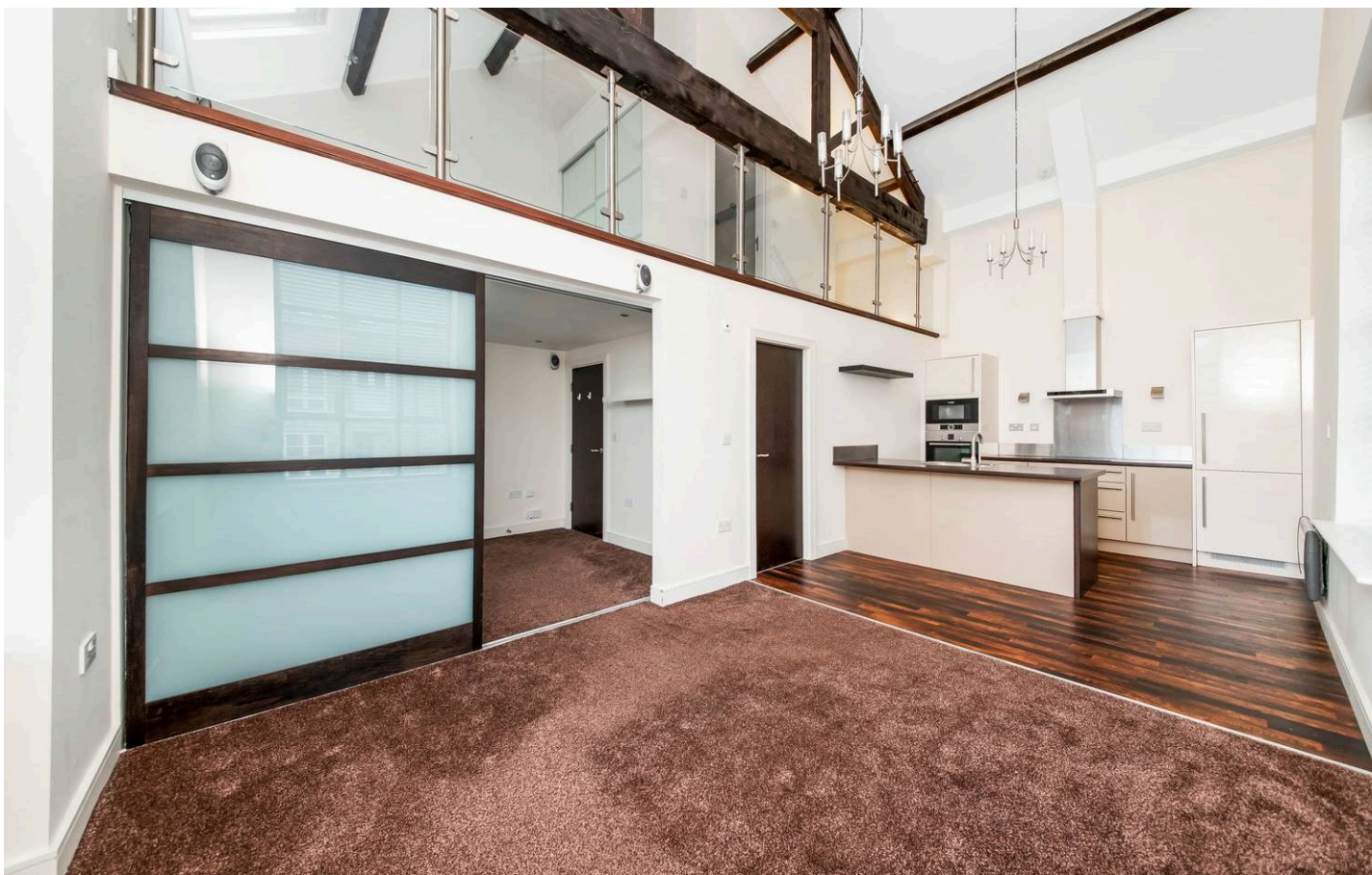
Enter into the apartment through the front door from the communal hallway. There is high-quality flooring, inset spotlighting to the ceiling which is on a remote sensor, a wall-mounted electric heater, and doors providing access to the open-plan living dining kitchen room and bedroom two, and enclosing the hot water cylinder cupboard. There is also a kite winding staircase with wooden handrail rising to the first floor, and a useful fitted storage area with sliding mirrored doors.

### OPEN-PLAN LIVING DINING KITCHEN

23' 10" x 9' 10" (7.26m x 3.00m)

This space enjoys a great deal of natural light courtesy of dual-aspect banks of windows to the side and rear elevations. There is an impressive vaulted ceiling with exposed timber truss and beams on display and two ceiling light points. The kitchen area features a wide range of fitted wall and base units with contrasting high-gloss cupboard fronts and complementary rolled edge work surfaces over which incorporate a one-and-a-half-bowl, stainless steel sink unit with brushed chrome mixer tap. The kitchen is well-equipped with high-quality, built-in, Bosch appliances including a four-ring ceramic hob, a shoulder-level combination oven, and an electric, fan-assisted oven. There is a stainless steel splashback and Siemens cooker hood, an integrated fridge freezer, integral dishwasher and built-in washer dryer. The kitchen also benefits from soft-closing doors and drawers, and a wall-mounted electric heater.





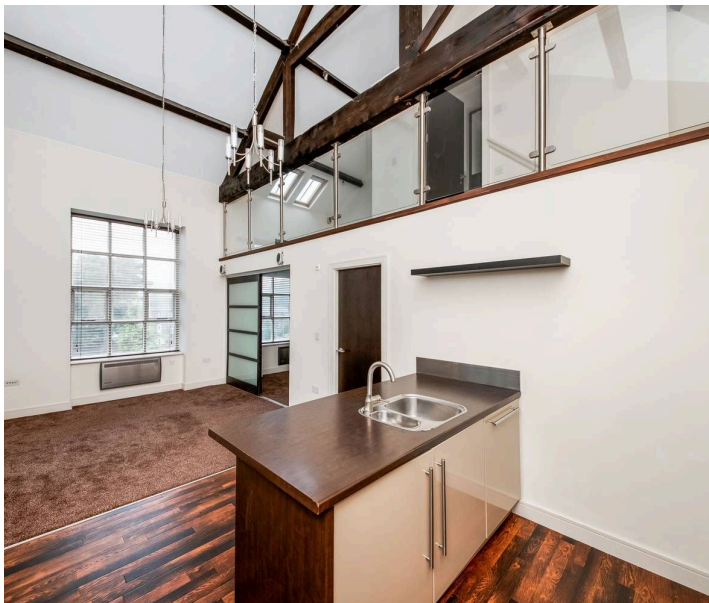
#### **OPEN-PLAN LIVING DINING KITCHEN cont.**

The kitchen area leads seamlessly into the living dining area, where there are sliding, multi-panel, timber and glazed doors with obscure inserts leading into bedroom two. A window to the rear provides a pleasant open outlook across the communal grounds and of a tree-lined backdrop, and there are television and telephone points and a hardwired speaker system in situ.

#### **BEDROOM TWO**

10' 6" x 9' 0" (3.20m x 2.74m)

Bedroom two can accommodate a double bed with ample space for freestanding furniture. There is inset spotlighting to the ceiling, a wall-mounted electric heater, and a bank of multi-panel timber and double-glazed windows to the rear elevation providing a great deal of natural light. The room also benefits from a fitted floating shelf, telephone points, and an integrated speaker system.



## FIRST FLOOR

### FIRST FLOOR GALLERIED LANDING

Taking the kite winding staircase from the entrance hall, you reach the galleried landing, which features an impressive exposed timber truss and beams on display, a glazed balustrade overlooking the living dining kitchen room, and a door providing access to the bathroom. The landing leads seamlessly into the principal bedroom area.

### BEDROOM ONE

10' 3" x 9' 6" (3.12m x 2.90m)

The principal bedroom area connects to the galleried landing and features two double-glazed skylight windows with integrated blinds, various ceiling light points, a wall-mounted electric heater, television and telephone points, and fitted wardrobes with sliding doors, hanging rails, shelving and recessed spotlights in situ.

### BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m)

The bathroom features a modern three-piece suite comprising a double-ended inset bath with thermostatic shower over and tiled surround, a low-level w.c. with concealed cistern and push-button flush, and a wall-mounted wash hand basin with chrome Monobloc mixer tap. There are tiled walls and tiled floors, recessed spotlighting to the ceiling, an extractor fan, and a chrome ladder-style radiator. Additionally, the bathroom benefits from wall-mounted vanity cupboards with mirrored doors and recessed spotlighting within, a display shelf with shaver point, and an integrated ceiling-mounted speaker.





## COMMUNAL AREAS

The apartment has access to a communal lobby, concierge, and on-site gym.



## EXTERNAL

The subject apartment is situated within the popular development of The Park, and benefits from an allocated parking bay (21) and ample visitor parking.

## ALLOCATED PARKING

1 Parking Space









**VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

**BOUNDARY OWNERSHIP**

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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.

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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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