

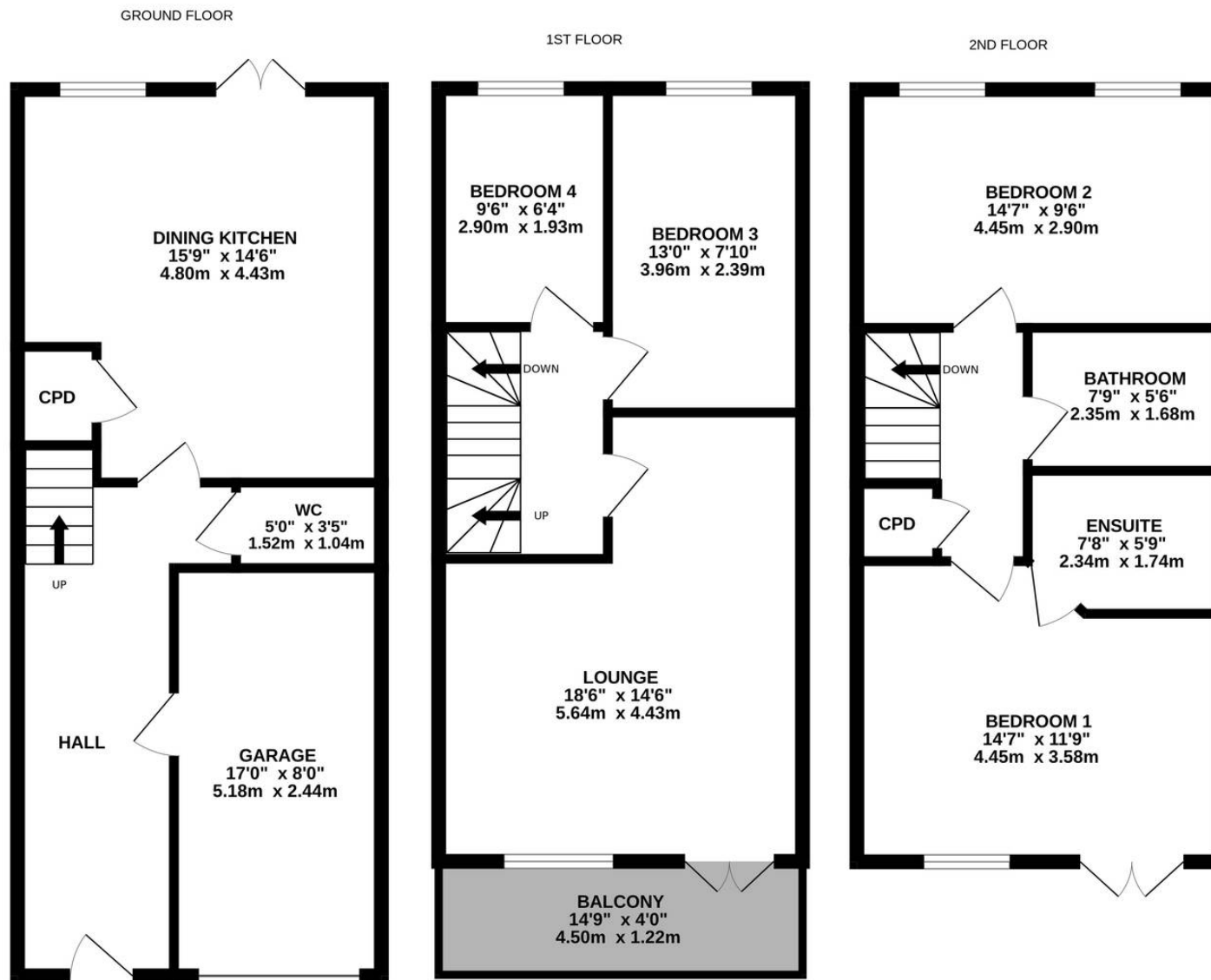


**17 Grenoside View, Kirkburton**

Huddersfield, HD8 0GT

Offers in Region of **£325,000**





GRENOSIDE VIEW

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## 17 Grenoside View

Kirkburton, Huddersfield, HD8 0GT

SITUATED IN A POPULAR RESIDENTIAL DEVELOPMENT IN Highburton is this four-bedroom town house. Offered with **NO ONWARD CHAIN**, the property is in catchment for well-regarded schooling, close to amenities, close to the neighbouring village of Kirkburton and is ideally positioned for access to commuter links.

The property accommodation briefly comprises entrance hall, downstairs w.c., open-plan dining kitchen and integral garage to the ground floor. To the first floor, there is a generously proportioned lounge with balcony, and bedrooms three and four. To the second floor is the principal bedroom with Juliette balcony and en-suite shower room, bedroom two and the house bathroom. Externally, there is a driveway and low-maintenance garden to the front, and to the rear is an enclosed flagged patio garden.

Tenure Freehold.

Council Tax Band D.

EPC Rating C.







## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double glazed front door with obscure glazed inserts into the entrance hall there is high quality flooring, inset spotlights into the ceilings, a radiator and multi-panelled doors to provide access to the downstairs W.C, open plan dining - kitchen room and integral garage. Additionally, a carpeted staircase with wooden banister and spindle balustrade proceeds to the first floor.

### INTEGRAL GARAGE

8' 0" x 17' 0" (2.44m x 5.18m)

The garage features an up and over door there is lighting and power in situ.

### OPEN-PLAN DINING KITCHEN

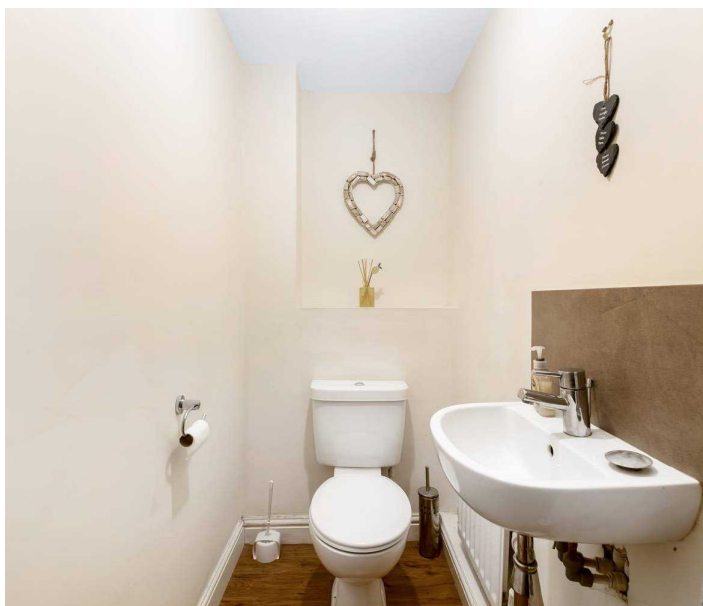
14' 6" x 15' 7" (4.42m x 4.75m)

The open-plan dining kitchen room features a wealth of fitted wall and base units with high gloss cupboard fronts and with complimentary hard wood work surfaces over which incorporates a single bowl stainless steel Franke sink and drainer unit with chrome mixer tap. The kitchen is equipped with built in appliances which include a four ring gas Beko hob with canopy style cooker hood over and a built in electric double fan assisted oven. There is a integrated dishwasher, integrated under counter fridge and freezer unit and there is space and provisions for an automatic washing machine and tall standing fridge and freezer unit. The kitchen features inset spotlighting to the ceilings, two radiators, double glazed bank of windows to the rear elevation and French doors seamlessly lead out to the low maintenance rear gardens. Additionally, there is tiling to the splash areas, under unit lighting and a multi-panel door encloses a useful under stairs pantry.

### DOWNSAIRS W.C.

5' 0" x 3' 5" (1.52m x 1.04m)

The flooring from the entrance hall continues through into the downstairs W.C which features a white two piece suite comprising of a low level W.C with push button flush and a wall hung wash hand basin with chrome Monobloc mixer tap and tile splash back. There is a ceiling light point, a radiator and extractor fan.







## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall you reach the first floor landing which has multi-panel doors providing access to the lounge and bedrooms three and four. There is a kite winding staircase rising to the second floor with wooden banister and spindle balustrade and there is a ceiling light point with remote sensor and a radiator.

### LOUNGE

18' 6" x 14' 6" (5.64m x 4.42m)

As the photography suggests the lounge is a generous proportioned light and airy 'L' shaped reception room which features three ceiling light points, two radiators, a bank of double glazed windows with leaded detailing to the front elevation and double glazed French doors which provide access to the balcony. There are pleasant open-aspect views across recreational areas and of the tree line back drop.



### **BALCONY**

14' 9" x 4' 0" (4.50m x 1.22m)

The balcony provides an excellent space for sitting out and enjoying the afternoon and evening sun. There are part walled and part raw time balustrades and again there are pleasant views across recitational area and of the tree line back drop.

### **BEDROOM THREE**

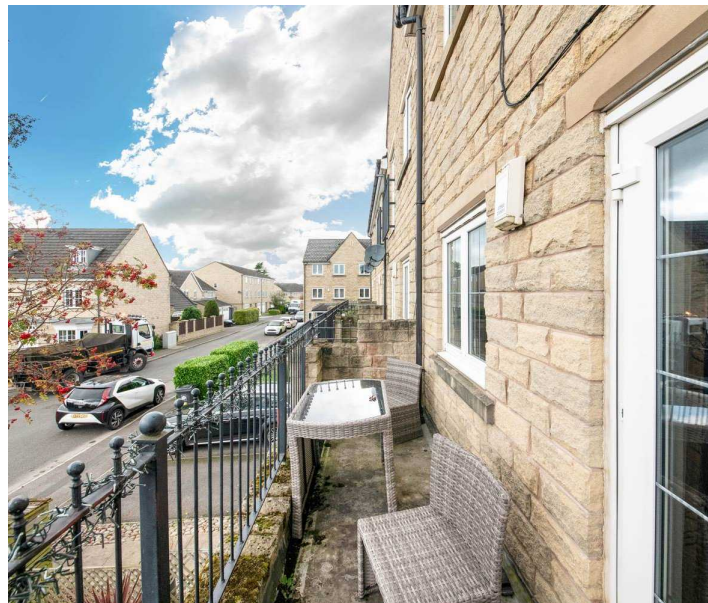
13' 0" x 7' 10" (3.96m x 2.39m)

Bedroom three is a generous proportioned double bedroom which has ample space for free standing furniture, there is a bank of double glazed windows to the rear elevation, a central ceiling light point and radiator.

### **BEDROOM FOUR**

9' 6" x 6' 4" (2.90m x 1.93m)

Bedroom four could be utilised as a single bedroom, home office or nursery. It features a bank of double glazed windows to the rear elevation which has views across the properties enclosed gardens, it has a ceiling light point and radiator.







## SECOND FLOOR LANDING

Taking the staircase from the first floor landing you reach the second floor which features multi-panel doors providing access to bedrooms one and two and the house bathroom, there is a ceiling light point on a remote sensor a wooden banister with spindle balustrade over the stairwell head, a loft hatch providing access to a useful attic space and a multi-panel door encloses the cupboard which houses the properties Viessmann boiler.

## BEDROOM ONE

14' 7" x 11' 9" (4.45m x 3.58m)

Bedroom one benefits from a wealth of natural light which cascades through the double glazed bank of windows with leaded detailing to the front elevation and the double glazed Juliette balcony, again with leaded detailing both of which provide fantastic open aspect views across the valley far into the distance. There is a ceiling light point, a radiator and the multi-panel door provides access to the en-suite shower room.

## EN-SUITE SHOWER ROOM

7' 8" x 5' 9" (2.34m x 1.75m)

The en-suite shower room features a white three piece suite comprising of a fixed frame quadrant style shower cubicle with thermostatic shower, a low level w.c. with push button flush and a pedestal wash hand basin with chrome mixer tap. There is tiled flooring and tiling to the splash areas, inset spotlighting to the ceilings, a shaver point, extractor fan and an integrated wall ceiling mounted speaker system.





## BEDROOM TWO

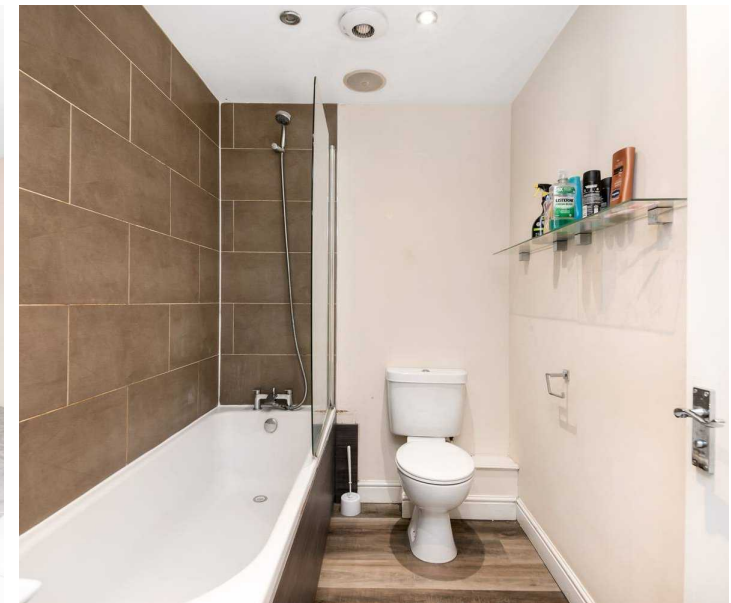
14' 7" x 9' 6" (4.45m x 2.90m)

Bedroom two is a generously proportioned light and airy double bedroom which has ample space for freestanding furniture, there are two banks of double glazed windows to the rear elevation, a central ceiling light point and two radiators.

## HOUSE BATHROOM

7' 9" x 5' 6" (2.36m x 1.68m)

The house bathroom features a white three piece suite which comprises of a panelled bath with shower head mixer tap, a broad wash hand basin set up on a floating vanity shelf with chrome mixer tap and a low level w.c with push button flush. There is a glazed shower guard, tiling to the splash areas, inset spotlights into the ceiling and an extractor fan. Additionally, there is a radiator and a ceiling mounted speaker system.





## EXTERNAL

### FRONT GARDEN

Externally to the front the property features a tarmacadam drive way leading to the integral garage with low maintenance front area which is gravelled with flowers and shrubs and a flagged pathway leads to the front door.

### REAR GARDEN

Externally to the rear the property benefits from a low maintenance enclosed garden which features an Indian stone flagged patio area, ideal for alfresco dining and barbecuing. There are floor-mounted uplights and a further raised patio area at the bottom of the garden with part fenced and part hedged boundaries.





**ADDITIONAL INFORMATION**

The property has ownership over the pathway to the front, but the neighbouring property has a right of access over it.

**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.

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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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