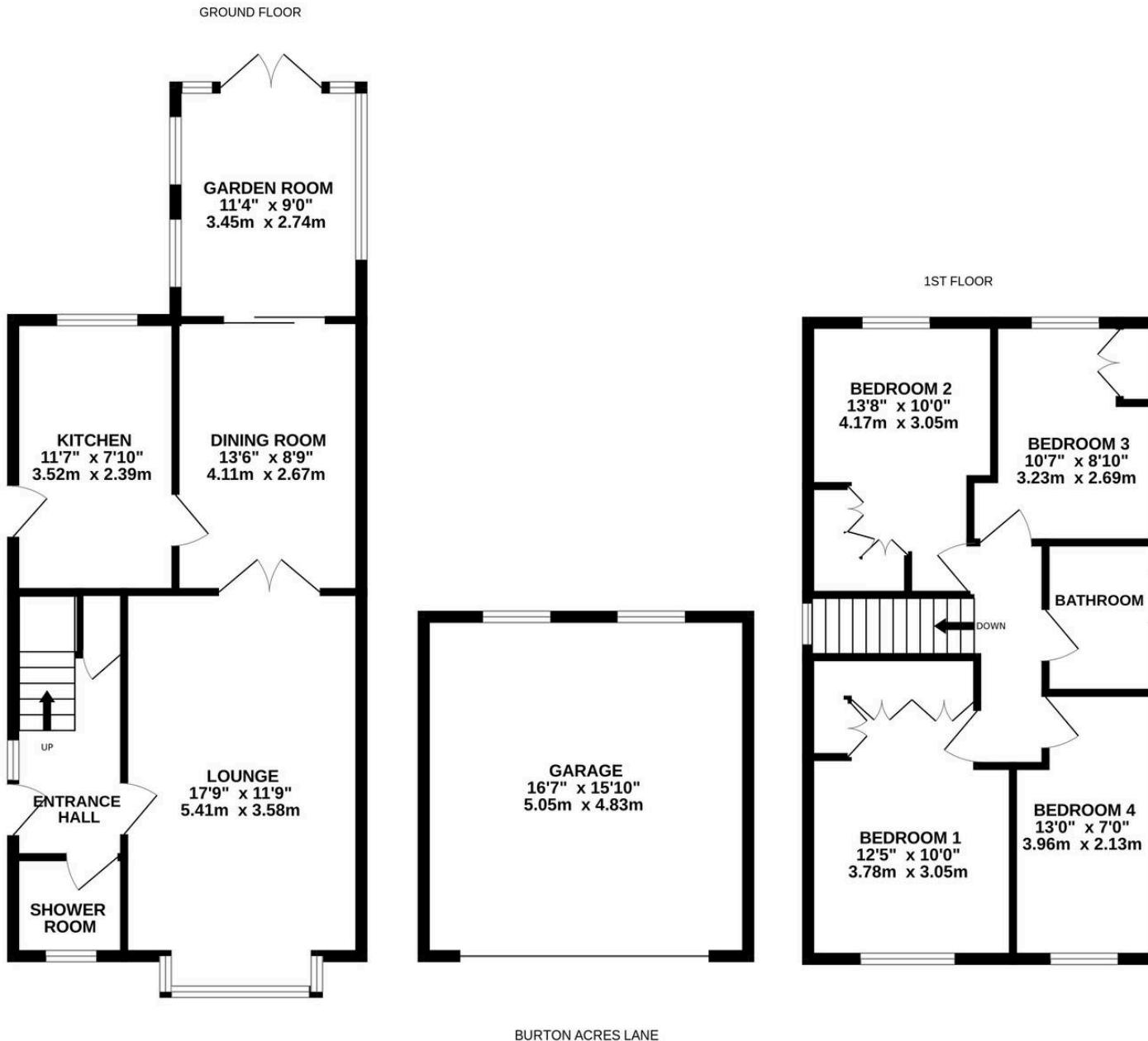




**128 Burton Acres Lane, Kirkburton**

Huddersfield, HD8 0QR

Offers in Region of £425,000



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## 128 Burton Acres Lane

Kirkburton, Huddersfield, HD8 0QR

A DETACHED, FAMILY HOME, OCCUPYING AN ENVIALE POSITION ON THE SOUGHT AFTER ADDRESS OF BURTON ACRES LANE. BOASTING SUPERB OPEN ASPECT VIEWS ACROSS ROLLING FIELDS, WELL APPOINTED ACCOMMODATION AND A SUPERB GARDEN TO THE REAR. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property briefly comprises of entrance hall, ground floor shower room, lounge, formal dining room, kitchen and conservatory to the ground floor. To the first floor are four bedrooms and the house bathroom. Externally, the property features a tarmacadam double driveway, detached double garage and lawn area to the front, plus an impressive garden to the rear which is laid predominantly to lawn with composite decked area and well-stocked flower and shrub beds.

Tenure Freehold.

Council Tax Band E.

EPC Rating C.

## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a PVC door with adjoining double-glazed obscure window. The entrance hall features decorative coving to the ceiling, an additional double-glazed window to the side elevation, a radiator, a ceiling light point, and a kite winding staircase with wooden banister and brushed chrome balustrade which rises to the first floor. Additionally, multi-panel doors provide access to the ground floor shower room, spacious lounge, and useful understairs storage cupboard.

### GROUND FLOOR SHOWER ROOM

The ground floor shower room features a modern, white, three-piece suite comprising of a low-level w.c. with push-button flush, a corner wash hand basin with chrome Monobloc mixer tap and vanity cupboard beneath, and a quadrant-style shower cubicle with multi-jet shower function and separate handheld attachment. There is LVT flooring, tiling to the walls, a panelled ceiling with inset spotlighting, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the side elevation.

### LOUNGE

The lounge is a generously proportioned, light and airy reception room which enjoys fabulous, open aspect views through a double-glazed bay window to the front elevation. The room features decorative coving to the ceilings, a radiator, a ceiling light point, two wall light points, and the focal point of the room is the living flame effect gas fireplace with limestone inset, decorative mantle surround and hearth. There are television and telephone points, and multi-panel timber and glazed doors which proceed into the dining room.





#### FORMAL DINING ROOM

The dining room is another generously proportioned reception room which features double-glazed sliding patio doors to the rear elevation, providing access to the conservatory and pleasant views across the gardens. There is decorative coving to the ceiling, a central ceiling light point, a radiator, and a multi-panel door providing access to the kitchen.

#### CONSERVATORY

The conservatory enjoys a great deal of natural light which cascades through the triple-aspect windows to either side elevation and the rear elevation. There are double-glazed French doors to the rear which provide access to a composite decked area and gardens. There is inset spot lighting to the ceiling, high-quality flooring, and ample plug points.



## KITCHEN

The kitchen features a wide range of fitted wall and base units with high gloss, handleless cupboard fronts and complementary quartz work surfaces over which incorporate a one-and-a-half-bowl, composite, inset sink unit with chrome pull-out hose mixer tap. The kitchen is well-equipped with built-in appliances, including a five-ring Bosch gas hob with canopy-style cooker hood over, a waist-level NEFF fan-assisted oven, a shoulder-level microwave oven, a fridge and freezer unit, and a dishwasher. There is a matching quartz upstand and splashback to the work surface, pull-out pantry cupboards, and soft-closing doors and drawers. There is inset spotlighting to the ceiling, a plinth heater, LVT flooring, a double-glazed external door with obscure glazed inserts to the side elevation, a bank of double-glazed windows with matching quartz sill to the rear elevation, and the kitchen houses the property's wall-mounted combination boiler.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features a loft hatch with drop-down ladder providing access to a useful attic space, a ceiling light point, and multi-panel doors providing access to four bedrooms and the house bathroom.

### BEDROOM ONE

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ, and a bank of double-glazed windows to the front elevation with breath-taking views of open countryside.

### BEDROOM TWO

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, a bank of double-glazed windows to the rear elevation, and floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ.



### BEDROOM THREE

Bedroom three can accommodate a double bed with ample space for freestanding furniture. There is a ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation, again taking full advantage of the far-reaching views. The room is furnished with an array of fitted furniture, including a fitted wardrobe with hanging rails and shelving in situ, and a dresser unit/desk with drawer units and cupboards beneath.

### BEDROOM FOUR

Bedroom four is a light and airy double bedroom with space for freestanding furniture, currently utilised as a walk-in wardrobe/dressing room. There is a ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation, offering fabulous open aspect views.

### HOUSE BATHROOM

The house bathroom features a modern, white, three-piece suite comprising of a panel bath, a broad pedestal wash hand basin with chrome mixer tap, and a low-level w.c. with push-button flush. There is tiled flooring, tiling to the walls, a panelled ceiling with inset spot lighting, a double-glazed window with obscure glass to the side elevation, and a radiator.



## EXTERNAL

### FRONT GARDEN

Externally to the front is a tarmacadam double driveway which provides ample off-street parking for multiple vehicles and leads to the detached double garage. The front garden is laid to lawn and there are fabulous views across neighbouring fields. There is also an external tap.

### REAR GARDEN

Externally to the rear, is a composite decked area, a lawn area with well-stocked flower and shrub beds, and a stone flagged pathway which proceeds to the main garden area. This space is laid predominantly to lawn, again with mature flower and shrub beds. There is a fabulous additional composite decked area which is an ideal space for al fresco dining and barbecuing. From here, there are fantastic, far-reaching views over rooftops. At the bottom of the garden is a stone construction garden shed with a double-glazed window to the front and providing a great space for additional storage, as well as various hard standings at the bottom of the garden which provide space for further sheds and storage bins. Additionally, the property benefits from an external security light and external up-and-down lights.



### DOUBLE GARAGE

The detached double garage features an electric, remote controlled, up-and-over door, lighting and power in situ, and two double-glazed windows with leaded detailing to the rear elevation. There is also ample additional storage available in the rafters.





## **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.**

**FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

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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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## **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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