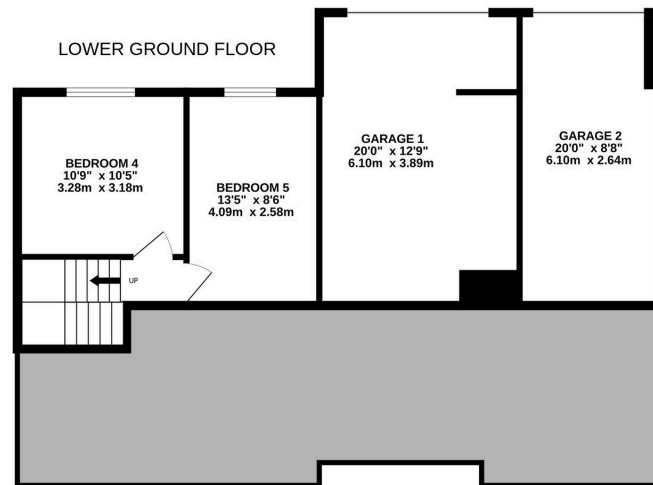
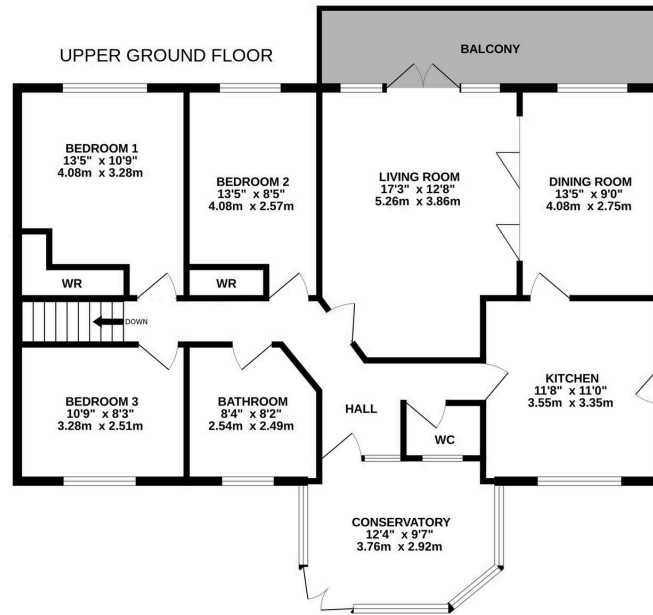




8 Pennine View, Kirkheaton
Huddersfield

Offers in Region of **£475,000**



PENNINE VIEW

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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8 Pennine View

Kirkheaton, Huddersfield

Available with vacant possession, situated on a small cul de sac stands this individual stone built five bedroom detached house with balcony, conservatory and double garage.

The property was constructed in 1978 and provides attractively presented and well appointed accommodation in a pleasant location close to open country side and yet convenient for access to M1/M62 and railway station in neighbouring Mirfield.

There is a gas central heating system, pvcu double glazing and briefly comprising to the upper ground floor, modern fitted kitchen, inner hallway, living room with access to balcony, separate dining room, three double bedrooms, bathroom, conservatory and WC. Ground Floor, two further double bedrooms. Externally, printed concrete driveway provides off road parking for three cars and in turn leads to a double garage. Gardens are laid out to front and rear.





Upper Ground Floor

Kitchen

11' 8" x 11' 0" (3.56m x 3.35m)

This has a composite panelled and frosted double glazed door giving access to the side of the house, there is a pvcu double glazed window looking out over the rear garden, inset led down lighters, tiled floor, vertically hung radiator and fitted with a range of matte grey shaker style base and wall cupboards, drawers, these are complimented by contrasting overlying marble effect worktops with matching splash backs, there is an inset 1 1/2 bowl single drainer stainless steel sink with chrome mixer tap, four ring halogen hob, electric double oven, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine and concealed lighting beneath the wall cupboards. From the kitchen there are doors giving access to the hallway and dining room.

Hallway

With loft access, three wall lights, two central heating radiators, cylinder cupboard with fitted shelving, pvcu and frosted double glazed door giving access to the conservatory. From the hallway access can be gained to the following..-

Conservatory

12' 4" x 9' 7" (3.76m x 2.92m)

This has pvcu double glazed windows with French doors which provide plenty of natural light and look out over a lovely established rear garden. There are inset ceiling down lighters, tiled floor and power points.



WC - 5' 3" x 3' 6" (1.60m x 1.07m)

With a frosted pvcu double glazed window, inset ceiling down lighters, half tiled walls, travertine tiled floor, central heating radiator and fitted with a suite comprising pedestal wash basin and low flush WC.

Living Room -17' 3" x 12' 8" (5.26m x 3.86m)

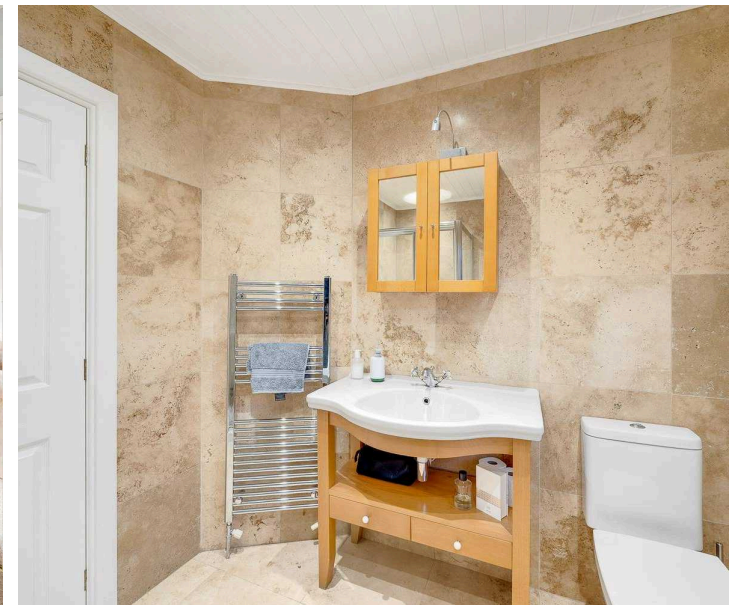
As the dimensions indicate this is a well proportioned reception room which has pvcu double glazed windows together with central French doors, all of which provide the room with plenty of natural light and take advantage of a lovely south westerly aspect and enjoying far reaching views as well as providing access to a balcony which runs across both the living room and dining room. There are four wall lights, central heating radiator and as the main focal point of the room there is a feature fireplace with limestone surround together with black marble inset and home to a coal effect gas fire which rests on a black marble hearth. To one side two panelled bi fold doors provide access to the dining room.

Dining Room - 13' 4" x 9' 0" (4.06m x 2.74m)

This is situated adjacent to the living room and can also be accessed from the kitchen. There is a pvcu double glazed window which enjoys south westerly aspect with lovely far reaching which stretch across to castle hill and beyond. There are two wall lights and central heating radiator.

Bathroom -8' 2" x 8' 4" (2.49m x 2.54m)

With a frosted pvcu double glazed window, inset led down lighters, travertine tiling which is floor to ceiling together with a matching tiled floor, there is a chrome ladder style heated towel rail, central heating radiator and fitted with a four piece suite comprising corner bath with tiled side panel, hand wash basin with mixer tap, low flush WC and shower cubicle with chrome shower fitting.





Bedroom One

13' 5" x 10' 9" (4.09m x 3.28m)

A double room which is situated to the front of the property and has a pvcu double glazed window enjoying far reaching south westerly views, central heating radiator and a range of fitted furniture including floor to ceiling wardrobes, bed side table, dressing table together with cupboard and drawers.

Bedroom Two

13' 5" x 8' 5" (4.09m x 2.57m)

A double room situated adjacent to bedroom one and enjoying similar views through a pvcu double glazed window. There is a ceiling light and central heating radiator.

Bedroom Three

10' 9" x 8' 3" (3.28m x 2.51m)

A double room situated to the rear of the property with pvcu double glazed window looking out over the garden, there is a ceiling light and central heating radiator. From the hallway a staircase leads down to the ground floor.



Ground Floor Landing

With a wall light and central heating radiator. From here access can be gained to two further bedrooms.

Bedroom Four

10' 9" x 10' 5" (3.28m x 3.18m)

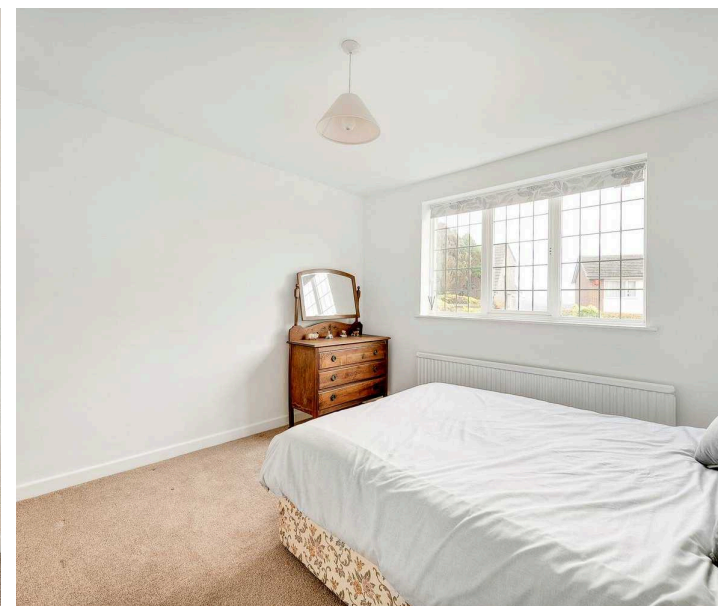
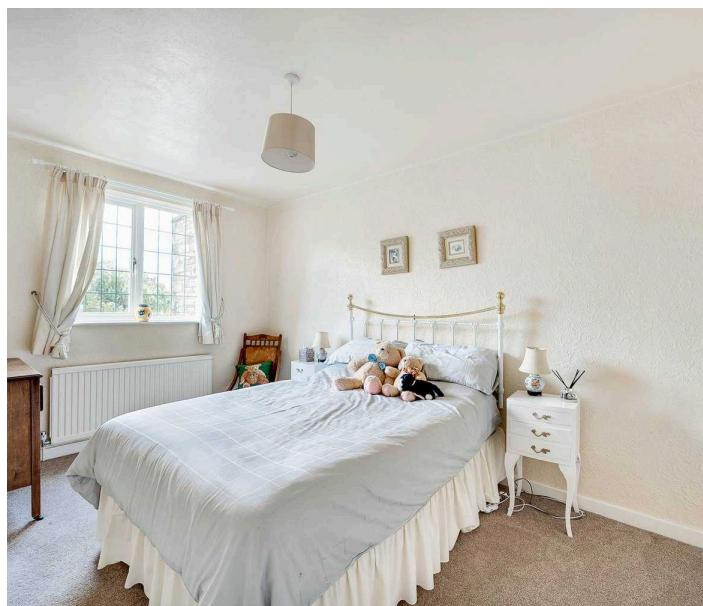
A double room with a pvcu double glazed window looking out over the front garden, there is a ceiling light and central heating radiator.



Bedroom Five

13' 5" x 8' 6" (4.09m x 2.59m)

A double room with pvcu double glazed window looking out over the front garden, there is a ceiling light and central heating radiator.





Garden

To the front of the property there is a shaped lawned garden which is boarded by trees, flowers and shrubs. There are steps providing access to the rear of the property to either side of the house. The rear garden with both sides having secure timber hand gates. The rear garden is well screened and offers a good degree of privacy with shaped lawn, flagged patio, outside cold water, planted trees, flowers, shrubs and greenhouse.

Garage

To the front of the property there is a wide printed concrete driveway which provides off road parking for three cars as well as providing access to the double garage.

Double Garage This has been partly divided by a brick wall and has two electric up and over doors, power, light, water and wall mounted Vailant gas fired central heating boiler.

Garage One- 20' x 12'9"

Garage Two- 20' x 8'8"



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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 Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

www.simonblyth.co.uk/

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