

**Simon Blyth**

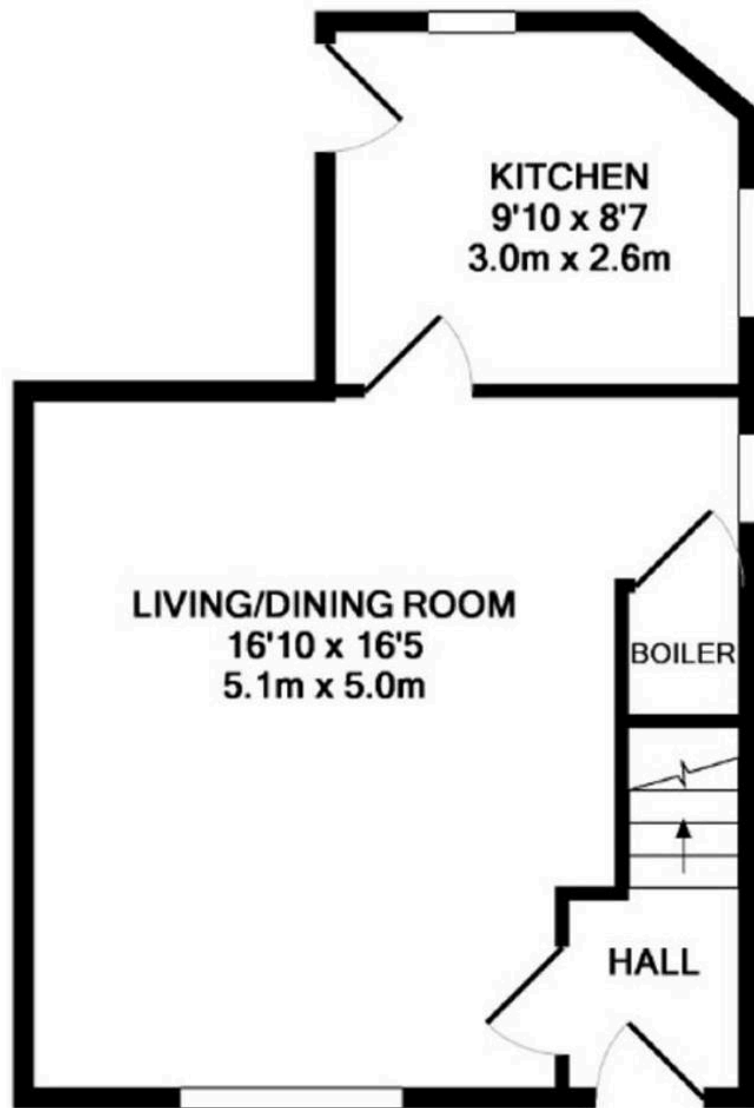
ESTATE AGENTS



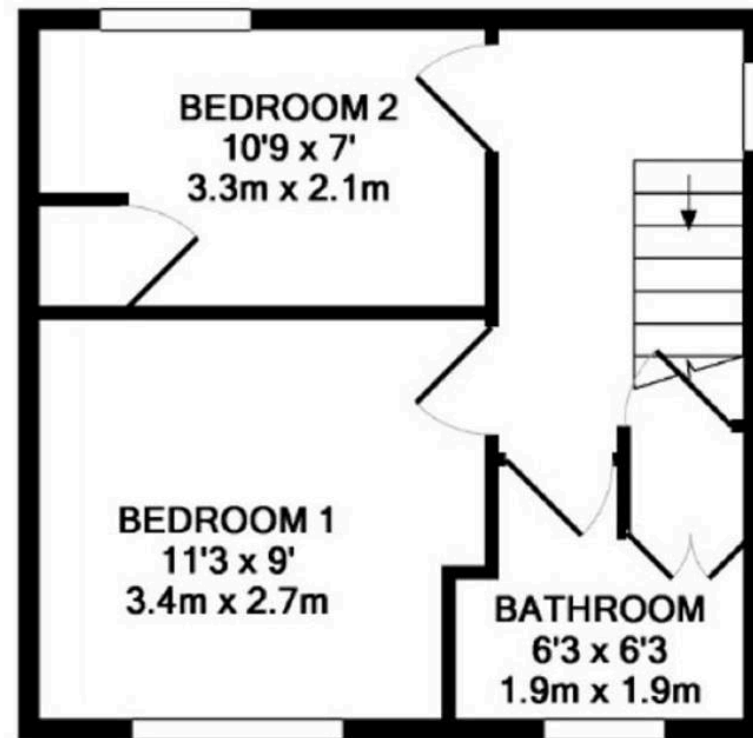
**2 Hall Lane, Kirkburton**

Huddersfield, HD8 0QW

Offers in Region of **£180,000**



GROUND FLOOR



1ST FLOOR

HALL LANE

Measurements are approximate. Not to scale. Illustrative purposes only  
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## 2 Hall Lane

Kirkburton, Huddersfield, HD8 0QW

AN END TERRACE COTTAGE SITUATED IN THE POPULAR VILLAGE OF KIRKBURTON, NESTLED IN A PLEASANT HAMLET OF PERIOD COTTAGES. A SHORT DISTANCE FROM THE VILLAGE HIGH STREET, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

The accommodation briefly comprises of entrance, open-plan living/dining room and kitchen to the ground floor. To the first floor there are two bedrooms and the house bathroom. Externally there is a low maintenance buffer garden to the front, with a coal house and hard standing for a shed, to the side there is a rockery shrub bed and to the rear is a walled, pebbled garden which could be utilised as a pleasant sitting out area.

Tenure Freehold.

Council Tax Band B.

EPC Rating D.





## GROUND FLOOR

### ENTRANCE

Enter into the property through a timber and glazed front door with obscure glazed inserts and leaded detailing into the entrance. A carpeted stone staircase with wooden banister proceeds to the first floor and there is a ceiling light point and a timber door which opens out to the open-plan living dining room.

### KITCHEN

9' 10" x 8' 7" (3.00m x 2.62m)

The kitchen features a range of fitted wall and base units with high gloss cupboard fronts with complimentary worksurfaces over, which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built in appliances which include a four ring electric hob with integrated cooker hood over and a built in Hot Point double oven, there is an integral under counter fridge unit with freezer draw and a built in washing machine. The kitchen features high gloss brick effect tilling to the splash areas, a ceiling light point, a radiator and dual aspect, double glazed windows to both the rear and side elevations, there is a double glazed, composite door with obscure glazed inserts to the side elevation.

## OPEN-PLAN LIVING DINING ROOM

As the photography suggests the open-plan living dining room is a generous proportioned light and airy reception room which benefits from triple aspect banks of windows to both the front, rear and side elevations. There are timber beams to the ceilings, a partly exposed stone arch over the vestibule with a useful cupboard that houses the wall mounted combination boiler, there is a radiator and central ceiling light point. The focal point of the room is the living flame effect gas fireplace with high gloss brick effect tiled inset and hearth and stone mantle surround, a timber door leads to the kitchen.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance you reach the first floor landing which features a bank of double glazed, mullioned windows to the side elevation. There are doors providing access to two bedrooms and the house bathroom, a ceiling light point, a radiator and a wooden banister with spindle balustrade over the stairwell head.

### BEDROOM ONE

11' 3" x 9' 0" (3.43m x 2.74m)

Bedroom one is a light and airy double bedroom which has ample space for freestanding furniture there is a bank of double glazed, mullioned windows to the front elevation, a ceiling light point and radiator.

### BEDROOM TWO

10' 9" x 7' 0" (3.28m x 2.13m)

Bedroom two features a double glazed window to the rear elevation, a ceiling light point, a radiator and a fitted wardrobe, and there is a loft hatch providing access to a useful attic space.





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#### **HOUSE BATHROOM**

6' 3" x 6' 3" (1.91m x 1.91m)

The house bathroom feature a modern, white, three piece suite which comprises of a panel bath with thermostatic shower over and glazed shower guard, a pedestal wash hand basin with chrome tap and a low level w.c with push button flush. There is a ceiling light point, a radiator and a high gloss brick effect tilling to the splash areas. Additionally, there is a double glazed bank of windows with obscure glass to the front elevation and a useful toiletry cupboard over the bulkhead for the stairs.

#### **EXTERNAL**

##### **FRONT GARDEN**

Immediately, to the front of the property there are two raised beds, an external light and directly across from the property is a coal bunker for storage and a hardstanding with a shed in situ.

##### **REAR GARDEN**

Externally, to the rear the property benefits from a cottage garden which features a walled boundary with rockery and pebbled area. This space could be utilised as a pleasant seating area as the neighbouring cottage has done so, or perhaps as a off-street parking area for a small vehicle. Down the side of the property is a rockery shrub bed which is a further space for pots and plants, again, this rockery could be removed to create a potential off-street parking area.

**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.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**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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