

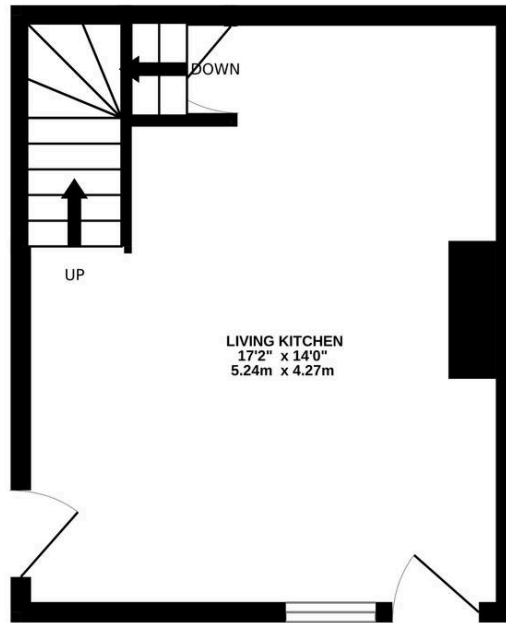
Simon Blyth
ESTATE AGENTS



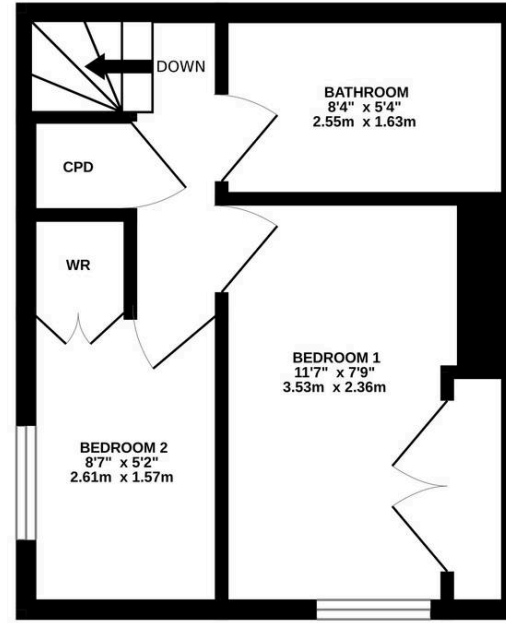
4 Towngate, Kirkburton
Huddersfield, HD8 0QP

Offers in Region of **£185,000**

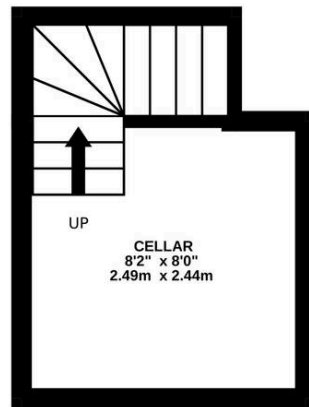
GROUND FLOOR



1ST FLOOR



BASEMENT



TOWNGATE

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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4 Towngate

Kirkburton, Huddersfield, HD8 0QP

TUCKED AWAY IN A QUIET, PRIVATE POSITION IS THIS TWO-BEDROOM PERIOD COTTAGE SITUATED IN THE SOUGHT-AFTER VILLAGE OF Highburton. BOASTING PERIOD CHARM AND CHARACTER FEATURES, THE PROPERTY ALSO FEATURES A PLEASANT LAWN GARDEN AND BENEFITS FROM NO ONWARD CHAIN.

The accommodation briefly comprises open-plan living dining kitchen to the ground floor, a cellar to the lower ground floor, and two bedrooms and the house bathroom to the first floor. Externally, the property features a low maintenance flagged area to the front, a lawn garden with fence and wall boundaries to the side, and a designated off-road parking space.

Tenure Freehold.

EPC Rating D.

Council Tax Band A.



GROUND FLOOR

OPEN-PLAN LIVING KITCHEN

17' 2" x 14' 0" (5.23m x 4.27m)

Enter into the property through a double glazed PVC door from the side into the open plan living dining and kitchen. there is a window and an external door to the front elevation, two radiators, three ceiling light points and kitchen units to the high and low level with electric hob and oven and sink unit. A staircase rises to the first floor and a door encloses a staircase descending to the lower ground floor.

LOWER GROUND FLOOR

CELLAR

The lower ground floor houses the wall mounted combination boiler and features vaulted ceiling cellar.





FIRST FLOOR

FIRST FLOOR LANDING

The first floor landing provides access to two bedrooms and the house bathroom and loft hatch providing access to a useful attic space.

BEDROOM ONE

11' 7" x 7' 9" (3.53m x 2.36m)

Bedroom one is a double bedroom which features fitted wardrobes with sliding mirrored doors, inset spotlighting to the ceiling, a radiator, and a window to the front elevation.

BEDROOM TWO

8' 7" x 5' 2" (2.62m x 1.57m)

Bedroom two is a single bedrooms which features a radiator and a window to the side elevation.

HOUSE BATHROOM

8' 4" x 5' 4" (2.54m x 1.63m)

The house bathroom features a white three-piece suite comprising a w.c. which incorporates fitted units and a wash hand basin, and a bath with shower over and glazed screen. There is inset spotlighting to the ceiling, a ladder-style radiator, and tiled walls.





EXTERNAL

GARDEN

Externally, the property features a low maintenance flagged area to the front, a lawn garden with fence and wall boundaries to the side, and a designated off-road parking space.

ADDITIONAL INFORMATION

The property is currently being fitted with new carpets, re-vinyled flooring and some new radiators, and is being painted throughout.

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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

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



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