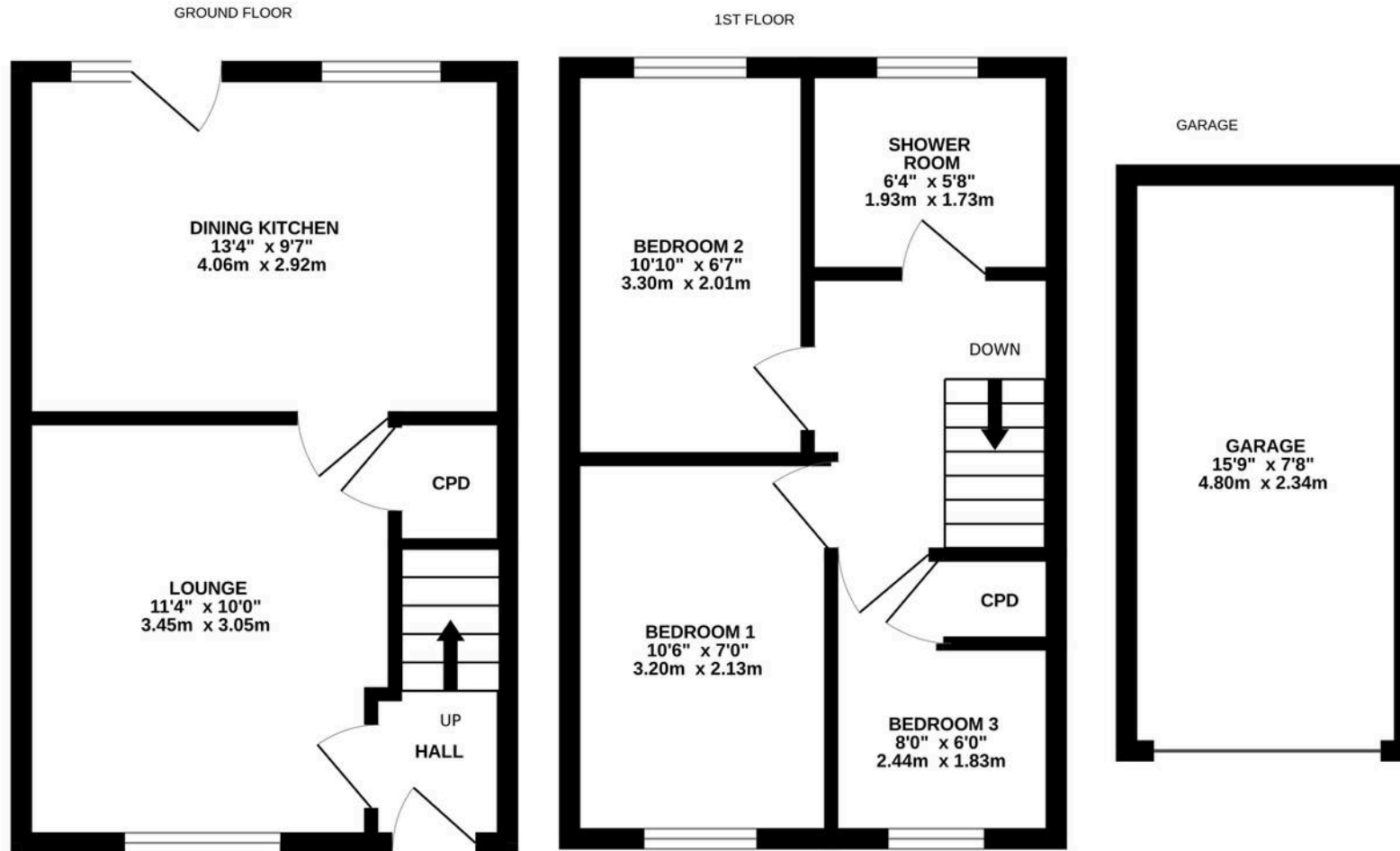




8 Redland Drive, Kirkburton
Huddersfield, HD8 0XD

Offers in Region of **£230,000**



REDLAND DRIVE

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 Redland Drive

Kirkburton, Huddersfield, HD8 0XD

A THREE-BEDROOM, MID-TERRACE FAMILY HOME SITUATED IN A CUL-DE-SAC SETTING AND HAVING BEEN MUCH IMPROVED BY THE CURRENT VENDORS, WITH WORKS INCLUDING REPLASTERING, REDECORATING AND NEW CARPETS. THE PROPERTY BENEFITS FROM A GARAGE, ENCLOSED GARDEN TO THE REAR, AND IS OFFERED WITH NO ONWARD CHAIN.

The accommodation briefly comprises lounge and open-plan dining kitchen to the ground floor, and three bedrooms and the house shower room to the first floor. Externally, the property features a low maintenance, slate chipping garden to the front, and a woodchip and paved rear garden with fence boundaries.

Tenure Freehold.

EPC Rating C.

Council Tax Band B.



GROUND FLOOR

ENTRANCE

Enter property through the double glazed, PVC front door into the entrance, stair case rises to the first floor. Multi-panelled door leading to the lounge.

LOUNGE

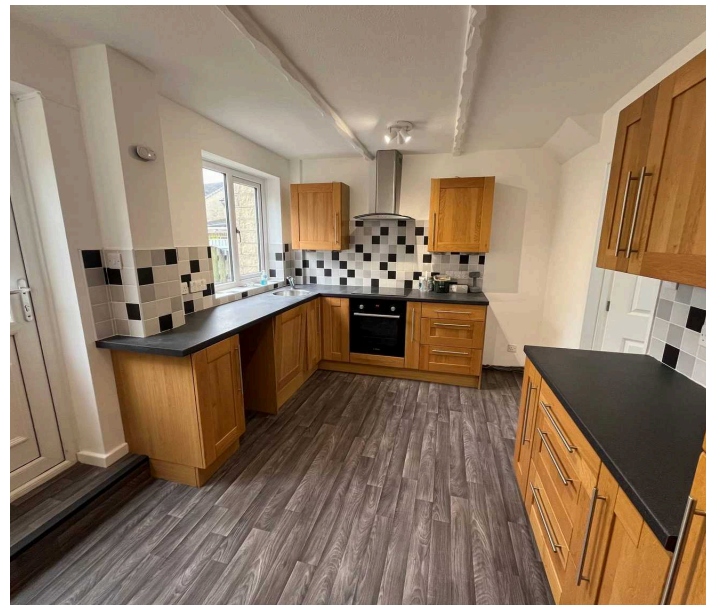
11' 4" x 10' 0" (3.45m x 3.05m)

The lounge has a bank of double glazed windows to the front elevation, ceiling light point, radiator, new carpets and plaster and decorating. There is a door leading to an under the stairs storage cupboard and the multi panelled door leads to the open-plan dining-kitchen room.

OPEN-PLAN DINING KITCHEN

13' 4" x 9' 7" (4.06m x 2.92m)

The open-plan dining-kitchen features a wide range of fitted wall and base units, shaker style cupboard fronts work surfaces over, single bowl stainless steel sink with built in appliances, four ring bosch induction hob, canopy style cooker hood over, built in electric fan assisted oven, two ceiling light points, radiator, windows to the rear elevation and external double glazed PVC door leading to gardens.





FIRST FLOOR

LANDING

To the first floor there are three well proportioned bedrooms all being newly carpeted, decorated and plastered. The house shower room has a three piece suite, a shower cubicle, a sink and toilet. There is a loft hatch leading to useful attic space.

BEDROOM ONE

10' 6" x 7' 0" (3.20m x 2.13m)

Bedroom one features a ceiling light point, a radiator, and a window to the front elevation.

BEDROOM TWO

10' 10" x 6' 7" (3.30m x 2.01m)

Bedroom two features a ceiling light point, a radiator, and a window to the rear elevation.



BEDROOM THREE

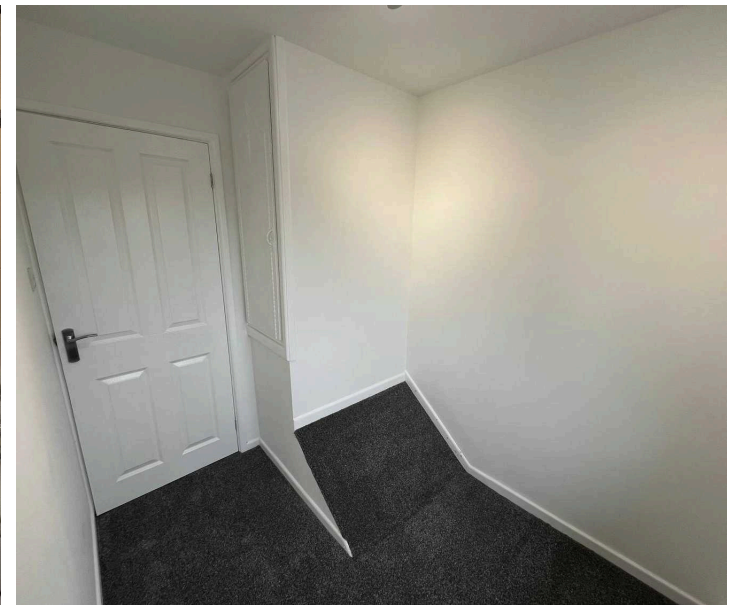
8' 0" x 6' 0" (2.44m x 1.83m)

Bedroom three could be utilised as a home office and features a ceiling light point, a radiator, a window to the front elevation, and a useful cupboard over the bulkhead for the stairs.

HOUSE SHOWER ROOM

6' 4" x 5' 8" (1.93m x 1.73m)

The house shower room features a white, three-piece suite comprising a low-level w.c. with push-button flush, a pedestal wash hand basin with mixer tap over, and a shower cubicle. There is tiling to the walls, a window to the rear elevation, inset spotlighting to the ceiling, and an extractor fan.





EXTERNAL

FRONT GARDEN

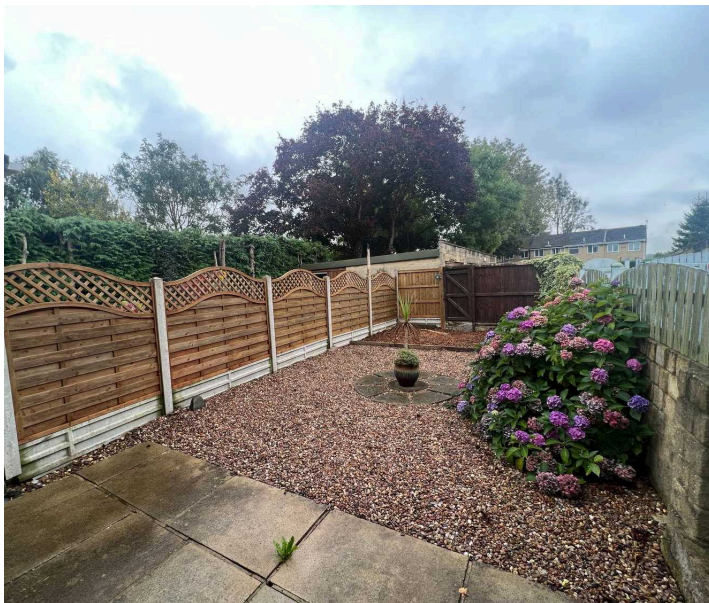
Externally to the front, the property features a low maintenance slate chipping gardens with stone flagged pathway leading to the front door.

REAR GARDEN

Externally to the rear, the property benefits from a low maintenance, enclosed garden, the garden features a flagged patio area, a gravelled area and a woodchipped area. The property also benefits from a garage.

GARAGE

Single Garage



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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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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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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