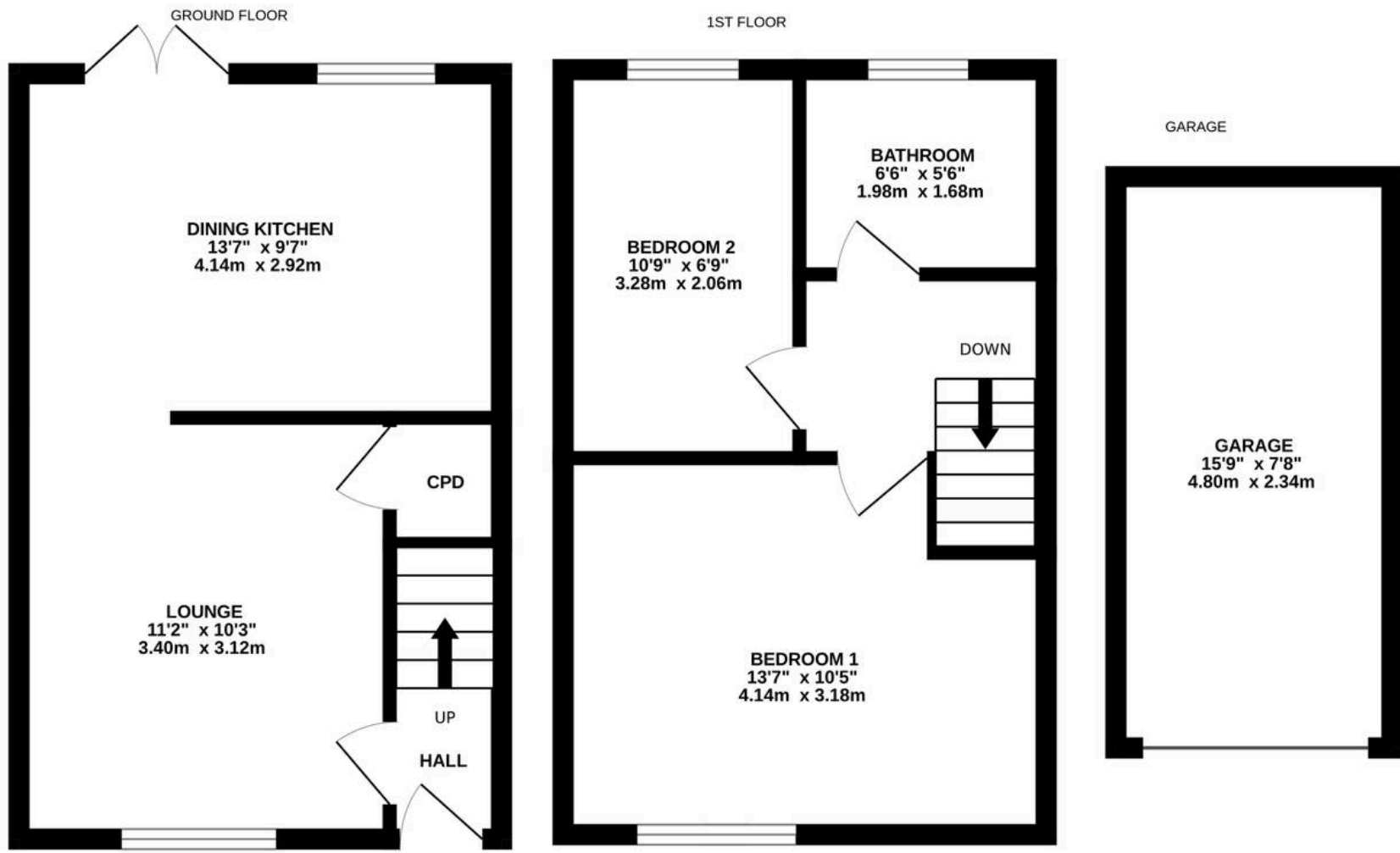


Simon Blyth
ESTATE AGENTS



54 Highfield Road, Kirkburton
Huddersfield, HD8 0RQ

Offers in Region of **£200,000**



HIGHFIELD ROAD

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.
 Made with Metropix ©2024



54 Highfield Road

Kirkburton, Huddersfield, HD8 0RQ

A STONE CONSTRUCTION, MID-TERRACE PROPERTY SITUATED IN THE SOUGHT-AFTER VILLAGE OF HIGHBURTON. BOASTING WELL-PROPORTIONED ACCOMMODATION AND A GARAGE.

The accommodation briefly comprises lounge and open-plan dining kitchen to the ground floor, and two bedrooms and house bathroom to the first floor. Externally, the property features a low maintenance lawn garden to the front, and a lawn garden with flagged pathway and gravelled areas to the rear.

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. Wood panelled timber and glazed door leads to the open-plan lounge and dining kitchen.

LOUNGE

11' 2" x 10' 3" (3.40m x 3.12m)

The lounge area features a bank of windows to the front elevation, ceiling light point, radiator and electric fireplace, with a door way leading to the open plan dining-kitchen room.

OPEN-PLAN DINING KITCHEN

13' 7" x 9' 7" (4.14m x 2.92m)

The open-plan dining-kitchen room has double glazed window to the rear elevation, double glazed French doors providing direct access to the garden. The kitchen features fitted wall and base units, high gloss cupboard fronts work surfaces over sink and drain units and features built in bosh appliances including four ring ceramic induction hob, canopy style cooker hood over and built in electric fan system oven. Plumbing and provisions for an automatic washing machine and space for a tall standing fridge and freezer.





FIRST FLOOR

FIRST FLOOR LANDING

To the first floor there are doors providing access to two bedrooms, the house bathroom, and the loft hatch.

BEDROOM ONE

13' 7" x 10' 5" (4.14m x 3.18m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture and which features a ceiling light point, a radiator, and a window to the front elevation.

BEDROOM TWO

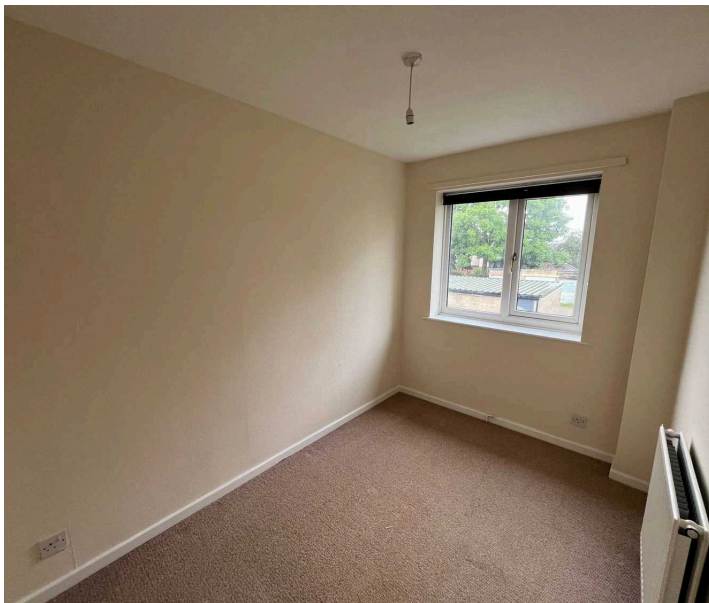
10' 9" x 6' 9" (3.28m x 2.06m)

The second bedroom features a ceiling light point, a radiator, and a window to the rear elevation.

HOUSE BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m)

The house bathroom features a three-piece suite comprising a low-level w.c. with push-button flush, a pedestal wash hand basin, and a shower. There is a ceiling light point, an extractor fan, and a window to the rear elevation.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a lawn garden.

REAR GARDEN

Externally to the rear, the property benefits from an enclosed, low maintenance lawn garden.

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)

COPYRIGHT

Unauthorised reproduction prohibited.

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



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000