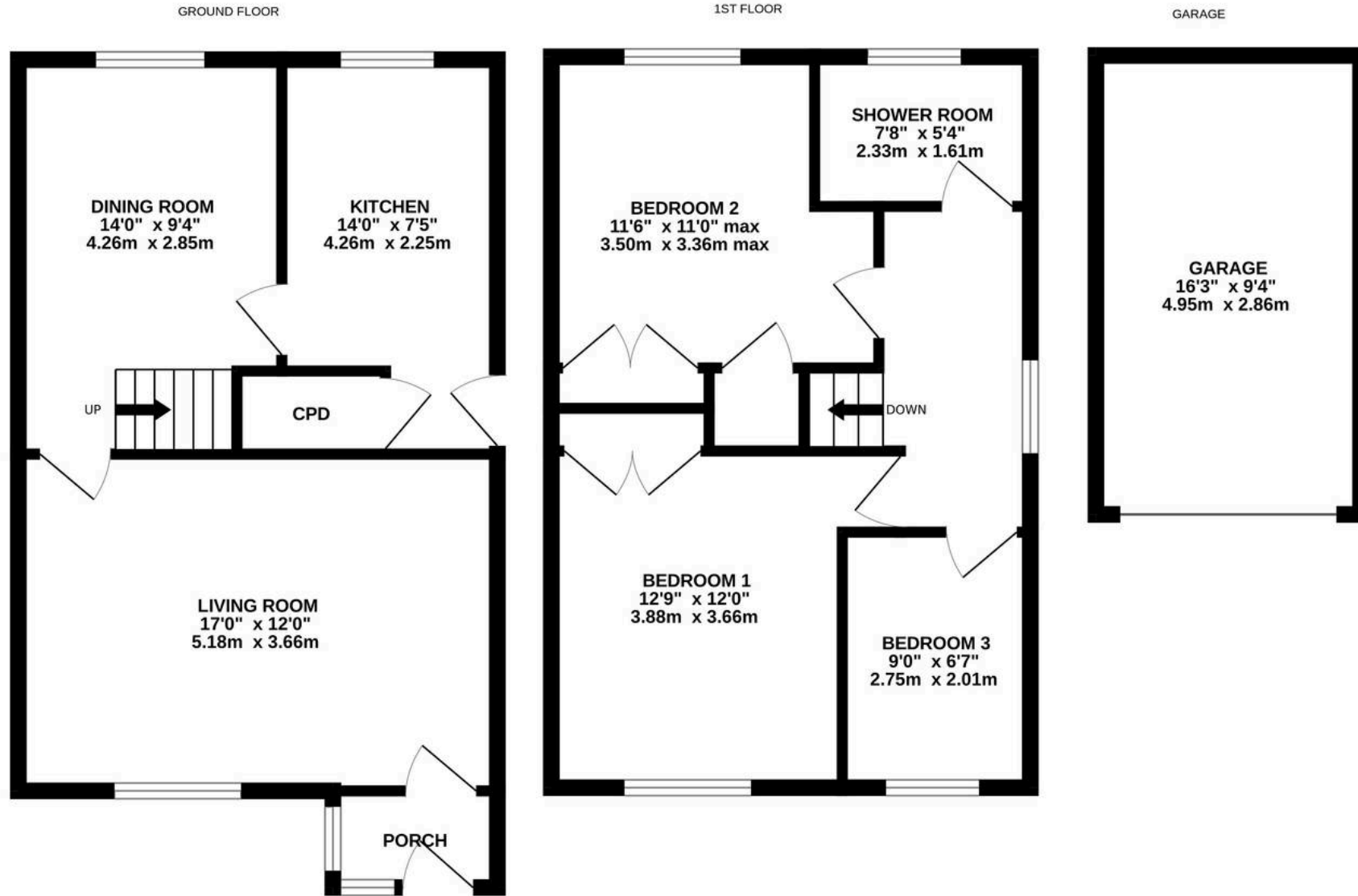


Simon Blyth
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15 Burton Acres Lane, Kirkburton
Huddersfield, HD8 0QR

Offers in Region of **£270,000**



BURTON ACRES LANE

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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15 Burton Acres Lane

Kirkburton, Huddersfield, HD8 0QR

A THREE DOUBLE BEDROOM, SEMI-DETACHED, FAMILY HOME LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF HIGHBURTON, OCCUPYING A PLEASANT POSITION, A SHORT WALK FROM LOCAL AMENITIES, WITH RURAL WALKS NEAR BY AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING AND BENEFITS FROM DRIVEWAY, DETACHED GARAGE AND THREE WELL PROPORTIONED DOUBLE ROOMS.

The accommodation briefly comprises of entrance porch, spacious lounge, formal dining room and kitchen to the ground floor. To the first floor there are three double bedrooms and the house bathroom. Externally there is a driveway to the front providing off street parking leading down the side of the property to a detached garage. There is a lawn garden to the front and to the rear is a flagged patio and lawn.

Tenure Freehold.

Council Tax Band C.

EPC Rating TBC.





GROUND FLOOR

ENTRANCE PORCH

Enter into the property through a composite front door into the entrance porch which enjoys a great deal of natural light with dual aspect, double glazed windows with obscure glass to the front and side elevations. There is a ceiling light point, ample space for cloaks and boots and an oak door proceeds to the lounge.

LOUNGE

As the photography suggests, the lounge is a generously proportioned, light and airy reception room, which features a bank of double glazed windows to the front elevation. There is decorative coving to the ceilings, a radiator, a central ceiling light point and the focal point of the room is the living flame effect gas fireplace with an attractive limestone inset mantel and surround.

DINING ROOM

The formal dining room features decorative coving to the ceilings, high quality flooring, a ceiling light point and a radiator. A staircase with oak banister and spindle balustrade proceeds to the first floor. Additionally, there is a bank of double glazed windows to the rear elevation which provides a pleasant view across the properties rear garden and an oak door leads into the kitchen.



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KITCHEN

The kitchen features a wide range of fitted wall and base units with complimentary rolled edge 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 gas hob with integrated cooker hood over and a built in electric double oven, an integral dishwasher and built in undercounter fridge and freezer units. There is tiling to the splash area, plumbing and provisions for an automatic washing machine, a tall pantry cabinet and tile effect vinyl flooring. Additionally, the kitchen features a bank of double glazed windows to the rear elevation. There is decorative coving to the ceilings, a ceiling light point, double glazed external composite door with obscure and stain glass inserts with leaded detailing to the side elevation and an oak door encloses a useful coats cupboard which has a ceiling light point and fitted shelving in situ.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the light and airy landing, which features a bank of double glazed windows to the side elevation, a ceiling light point, a radiator and a loft hatch which provides access to a useful attic space. There are oak doors proving access to three well proportioned double bedrooms and the house bathroom.

BEDROOM ONE

Bedroom one is a generously proportioned, light and airy double bedroom which features a bank of double glazed windows to the front elevation which provides a pleasant outlook onto Burton Acres Lane and of the treelined outlook. There is a ceiling light point, a radiator and a bank of built-in wardrobes.





BEDROOM TWO

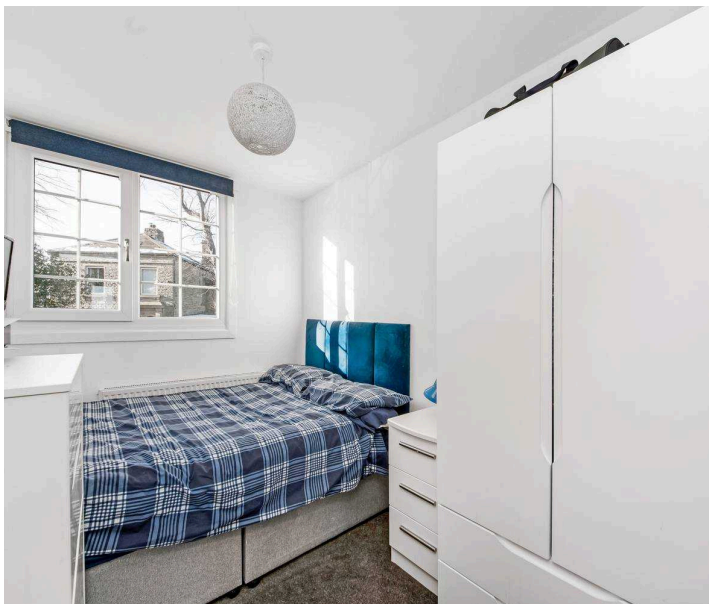
Bedroom two, again, is a light and airy double bedroom with a bank of double glazed windows to the rear elevation, which has breath-taking open aspect views over rooftops far into the distance. There is a ceiling light point, a radiator, a useful built-in storage cupboard over the bulk head of the stairs and fitted wardrobes which has hanging rails and shelving in situ.

BEDROOM THREE

Bedroom three is a double bedroom, again with space for freestanding furniture, there is a bank of double glazed windows to the front elevation, a ceiling light point and a radiator.

HOUSE BATHROOM

The house bathroom features a modern, contemporary three piece suite which comprises of a low level w.c with push button flush, a broad pedestal wash hand basin with chrome monobloc mixer tap and a fixed frame shower cubicle with thermostatic rainfall shower and with separate handheld attachment. There is part tiling and part panelling to the splash areas, a ceiling light point, chrome ladder style radiator and a bank of double glazed windows with obscure glass to the rear elevation.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway, providing off-street parking. A gate from the drive way proceeds down the side of the property, providing further parking in tandem and which leads to the detached garage. The front garden is laid predominantly to lawn with flower and shrub beds and an external light.

REAR GARDEN

Externally to the rear, the property features an enclosed low maintenance garden, which is laid predominantly to lawn with a flagged patio area creating an ideal space for alfresco dining and barbecuing. There are part walled and part fenced boundaries and an external security light to the side.

GARAGE

The garage features an up and over door. There is lighting and power in situ and a bank of double glazed windows with obscure glass to the rear elevation.



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.

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

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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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