



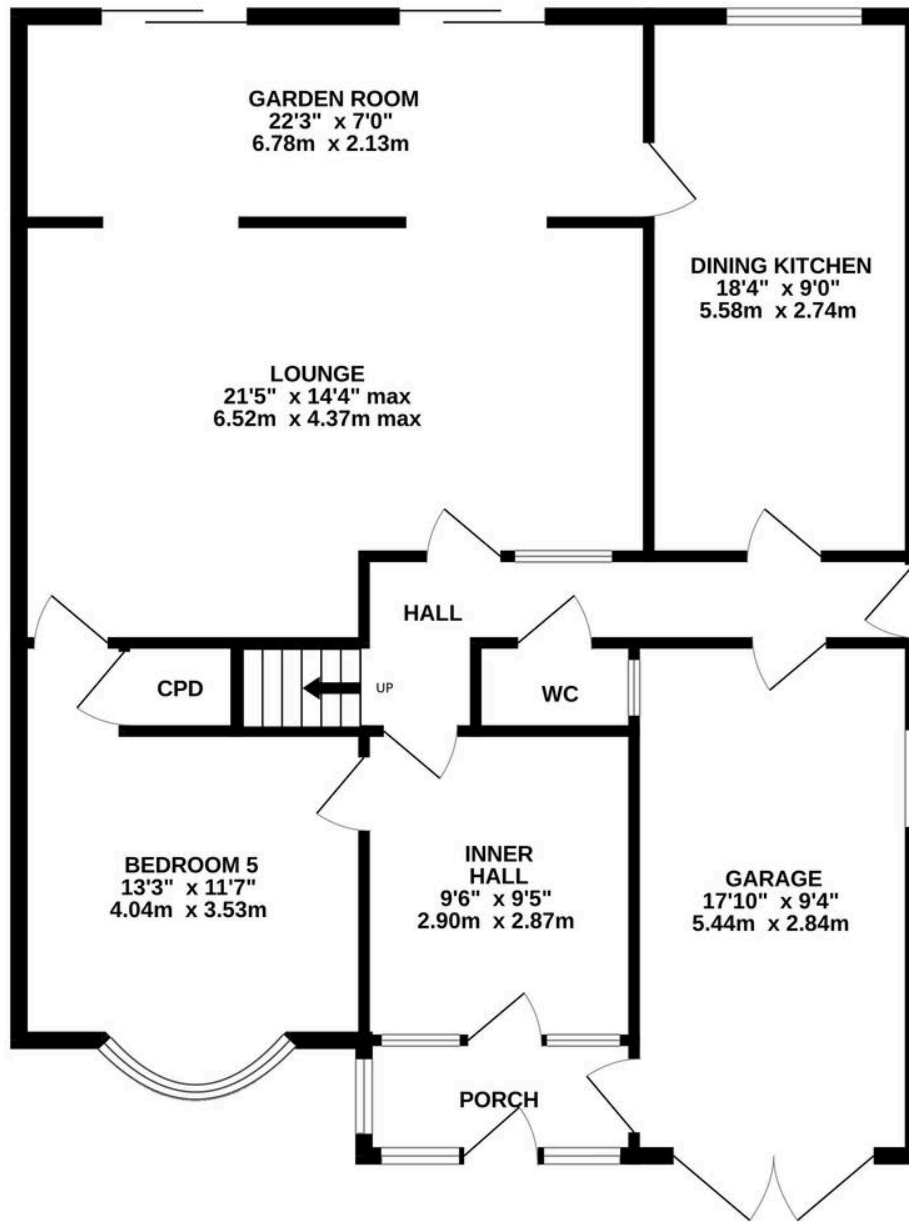
**23 North Wood Park, Kirkburton**

Huddersfield, HD8 0PY

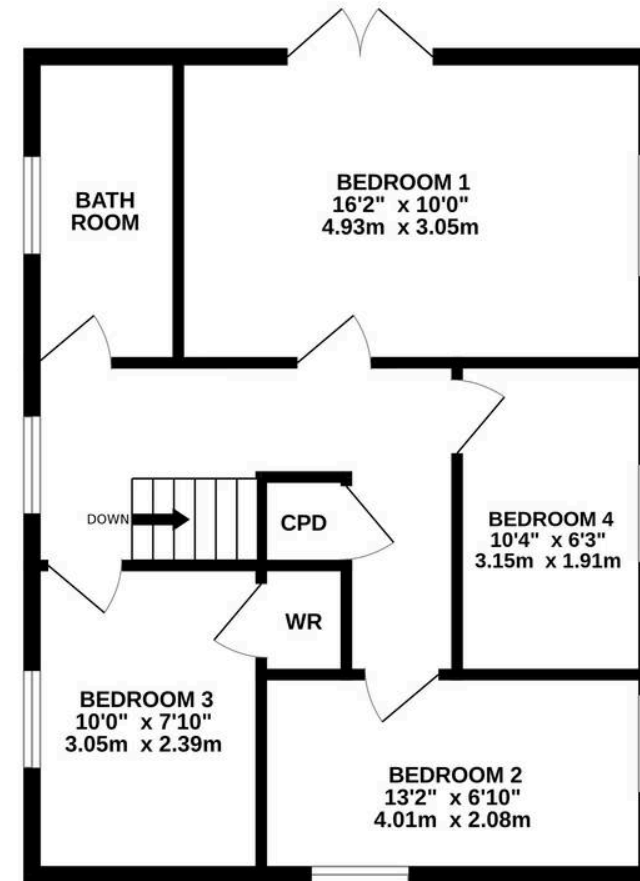
Offers in Region of **£500,000**



GROUND FLOOR



1ST FLOOR



NORTHWOOD PARK

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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## 23 North Wood Park

Kirkburton, Huddersfield, HD8 0PY

SITUATED IN A PLEASANT CUL-DE-SAC SETTING WITH BEAUTIFUL TREE-LINED BACKDROP, IS THIS GENEROUSLY PROPORTIONED, DETACHED, FAMILY HOME. LOCATED IN THE SOUGHT-AFTER VILLAGE OF KIRKBURTON, A SHORT WALK FROM THE VILLAGE HIGH STREET, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND BENEFITING FROM FABULOUS REAR GARDEN WITH OPEN ASPECT VIEWS ACROSS THE WOODSOME VALLEY. THE PROPERTY BOASTS DRIVEWAY, INTEGRAL GARAGE, AND UPGRADED INTERIOR THROUGHOUT. VIEWINGS ARE ADVISED TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION AND PLOT ON OFFER.

The property briefly comprises of entrance porch, inner lobby, downstairs w.c., inner hallway, ground floor bedroom/second reception room, lounge, garden room with sliding patio doors, dining kitchen, and integral garage. To the first floor are four generously proportioned double bedrooms and the house bathroom. Externally to the front is a driveway providing off street parking for multiple vehicles which leads to the garage. To the rear of the property is a flagged patio, a generous lawn garden, a hard standing for a shed and fantastic views across the valley.

Tenure Freehold.

Council Tax Band E.

EPC Rating C.





## GROUND FLOOR

### ENTRANCE PORCH

3' 0" x 9' 7" (0.91m x 2.92m)

Enter into the property through a double-glazed PVC front door with obscure glazed inserts and leaded detailing. The entrance porch features dual-aspect, double-glazed windows to either side of the front door and a further window to the side, a central ceiling light point, a beautiful part-exposed stone wall, a multi-panel oak and glazed door with adjoining windows leading to the inner lobby, and an oak door providing access to the integral garage.

### INNER LOBBY

9' 5" x 9' 6" (2.87m x 2.90m)

The inner lobby features attractive hardwood flooring, a central ceiling light point, a radiator, an oak and glazed door providing access to the inner hallway, and an oak leading into the ground floor bedroom / second reception room.





### **GROUND FLOOR BEDROOM / SECOND RECEPTION ROOM**

11' 7" x 13' 3" (3.53m x 4.04m)

This versatile room can be utilised in a variety of ways, including as a home office, a ground floor double bedroom, or a second reception room. It features a double-glazed bayed window to the front elevation, a central ceiling light point, a radiator, and oak doors providing access to the lounge and a useful understairs storage cupboard.

### **INNER HALLWAY**

19' 6" x 7' 8" (5.94m x 2.34m)

The inner hallway features two ceiling light points, a radiator, and a staircase with wooden banister rising to the first floor. There are oak doors providing access to the downstairs w.c., the integral garage and the open-plan dining kitchen, and a multi-panel oak and glazed door with adjoining bank of windows providing access to the lounge.

### **DOWNSTAIRS W.C.**

5' 6" x 3' 2" (1.68m x 0.97m)

The downstairs w.c. features a white two-piece suite of Roca manufacture which comprises of a low-level w.c. with push-button flush and a pedestal wash hand basin with chrome mixer tap. There is tiled flooring, tiling to the splash areas, inset spotlighting to the ceiling, an extractor fan, a radiator, and a multi-panel window with obscure glazed inserts and tiled sill to the side elevation.





## LOUNGE

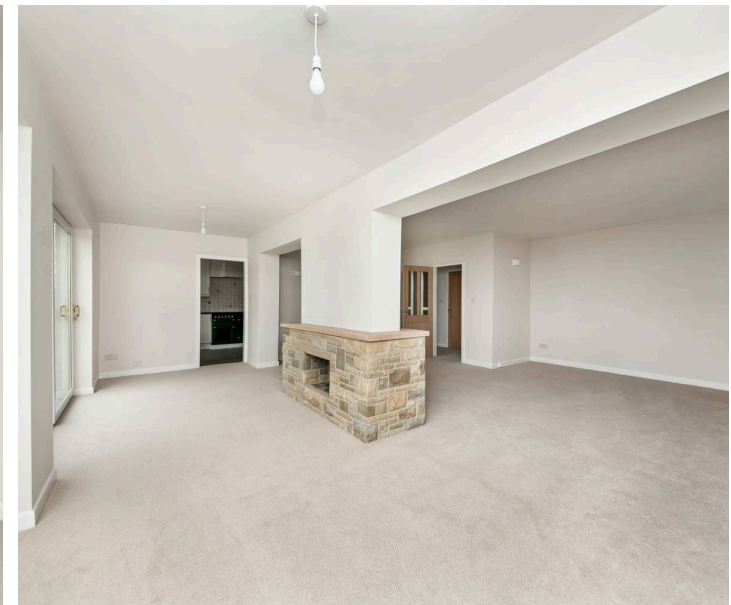
21' 5" x 14' 4" (6.53m x 4.37m)

The lounge is a generously proportioned, light and airy, L-shaped reception room with five wall light points, a radiator, and two double doorways which seamlessly lead into the garden room. The focal point of the lounge is the electric fireplace with stone inset surround and a natural slate tiled hearth with a copper hood.

## GARDEN ROOM

22' 3" x 7' 0" (6.78m x 2.13m)

The garden room enjoys a great deal of natural light which cascades through two banks of double-glazed patio doors to the rear elevation, providing fabulous views across the property's gardens and towards Storthes Hall Woods. There are two ceiling light points, a radiator, a television point, and the space benefits from the lounge fireplace. An oak door proceeds into the open-plan dining kitchen.





### **OPEN-PLAN DINING KITCHEN**

18' 4" x 9' 0" (5.59m x 2.74m)

The open-plan dining kitchen features a wide range of fitted wall and base units with rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl composite sink unit with chrome mixer tap. The kitchen is equipped with space for a range cooker with integrated cooker hood over, an integral fridge unit, integrated Bosch dishwasher, and space and provisions for an automatic washing machine. There is tiling to the splash areas, under-unit lighting, inset spotlighting to the ceiling, a radiator, a tall larder cupboard which houses the wall-mounted boiler, and a double-glazed bank of windows to the rear elevation which take advantage of the views across the gardens.

### **INTEGRAL GARAGE**

17' 10" x 9' 4" (5.44m x 2.84m)

The integral garage features twin multi-panel timber and glazed doors, lighting and power in situ, a beautiful exposed stone wall, an external cold water tap, a multi-panel timber and obscure glazed window to the side elevation, and a further window which connects to the downstairs w.c.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the landing, which features a bank of double-glazed windows to the side elevation, providing a pleasant open-aspect view over rooftops. There is also a loft hatch, a radiator, two ceiling light points, a useful cupboard over the bulkhead for the stairs, a wooden banister with railing balustrade over the stairwell head, and oak doors providing access to four well-proportioned bedrooms and the house bathroom.

### BEDROOM ONE

16' 2" x 10' 0" (4.93m x 3.05m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, and dual-aspect windows, including a double-glazed French doors taking full advantage of long distance views.

### BEDROOM TWO

13' 2" x 6' 10" (4.01m x 2.08m)

Bedroom two is a double bedroom with ample space for freestanding furniture. There are dual-aspect banks of windows to the front and side elevations, a ceiling light point, and a radiator.







### **BEDROOM THREE**

10' 0" x 7' 10" (3.05m x 2.39m)

Bedroom three can accommodate a double bed with space for freestanding furniture. There is a bank of windows to the side elevation, a ceiling light point, a radiator, and a useful built-in wardrobe which has space for a hanging rail and a fitted shelf.

### **BEDROOM FOUR**

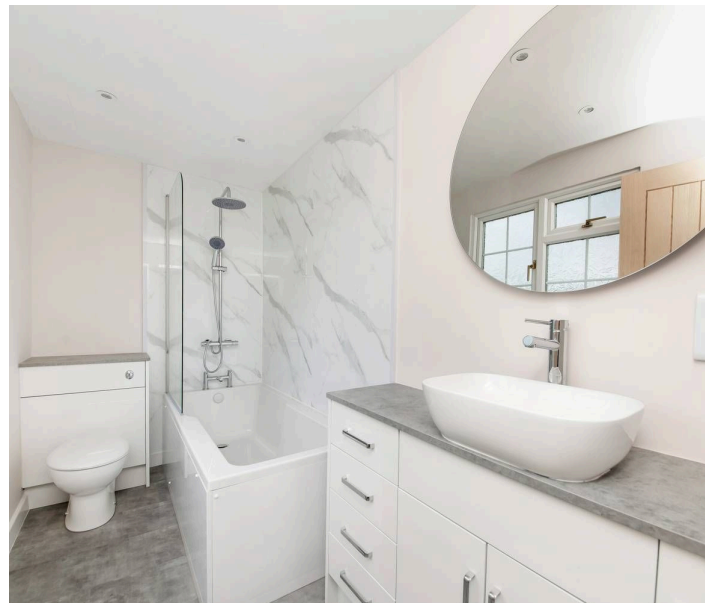
10' 4" x 6' 3" (3.15m x 1.91m)

Bedroom four could be utilised as a single bedroom, a home office or a nursery. There is a double-glazed bank of windows to the side elevation, a ceiling light point, and a radiator.

### **HOUSE BATHROOM**

4' 10" x 10' 0" (1.47m x 3.05m)

The house bathroom features a modern, white, three-piece suite comprising a panel bath with thermostatic rainfall showerhead and separate handheld attachment, a low-level w.c. with concealed cistern and push-button flush, and a broad wash hand basin set upon a vanity unit with chrome Monobloc mixer tap. There is LVT flooring, attractive panelling to the splash areas, inset spotlighting to the ceiling, and a bank of double-glazed windows with obscure glazed inserts to the side elevation. Additionally, there is a chrome ladder-style radiator, a shaver point, and an LED backlit vanity mirror.





## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway which leads to the integral garage. There is a garden laid predominantly to lawn, featuring flower and shrub beds and pathways which lead down either side of the property to the rear garden, and there is an external up-and-down light.

### REAR GARDEN

Externally to the rear, there is a flagged patio which is an ideal space for al fresco dining, and a garden which is laid predominantly to lawn with well-stocked shrub borders. There is an external tap and a hardstanding for a garden shed. The gardens enjoy a pleasant, tree-lined outlook with far-reaching views across the valley and towards Storthes Hall woods.

### DRIVEWAY

2 Parking Spaces

### 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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## **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.**

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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





## Simon Blyth Estate Agents

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