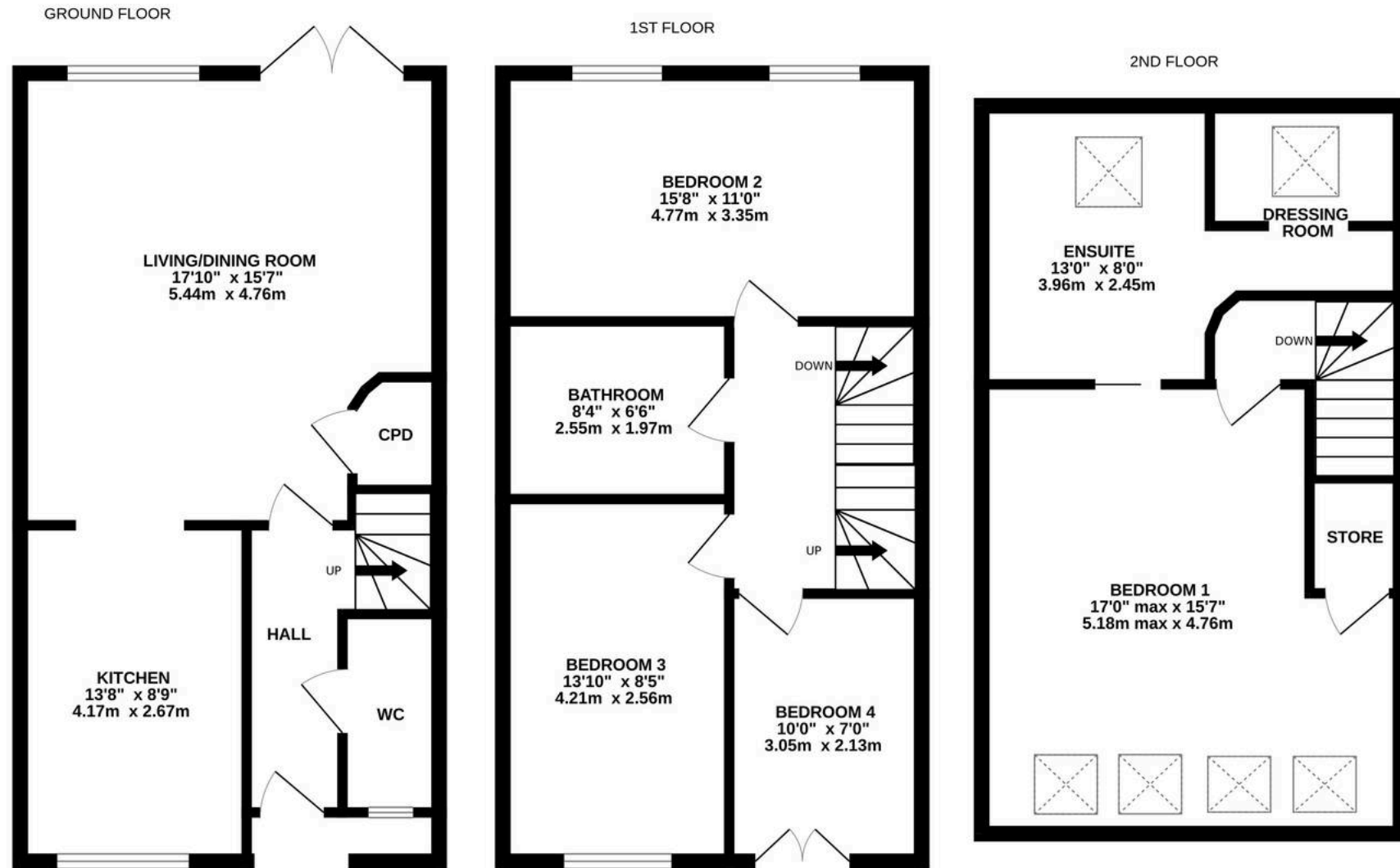




**62 The Park, Kirkburton**  
Huddersfield, ONP

Offers in Region of **£340,000**



**THE 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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## 62 The Park

Kirkburton, Huddersfield, HD8 ONP

OCCUPYING A PARTICULARLY PLEASANT POSITION ON THE FRINGES OF THE SOUGHT-AFTER DEVELOPMENT, THE PARK, KIRKBURTON. BOASTING A TREE-LINED OUTLOOK TO THE FRONT AND OPEN ASPECT VIEWS ACROSS NEIGHBOURING FIELDS TO THE REAR. THE PROPERTY IS A SUPERBLY PRESENTED THREE STORY TOWNHOUSE FAMILY HOME OFFERING FOUR WELL PROPORTIONED BEDROOMS, OPEN PLAN LIVING/DINING KITCHEN AND ENCLOSED GARDEN TO THE REAR. IN CATCHMENT FOR WELL-REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, downstairs WC, open-plan living/dining and kitchen room to the ground floor. To the first floor there are three well proportioned bedrooms and the house bathroom. To the second floor is the principal suite with spacious double bedroom, ensuite bathroom and walk-in wardrobe/dressing room. Externally there is a block paved driveway providing off street parking and to the rear is an enclosed, low maintenance garden with stone flagged patio and artificial lawn.

Tenure Freehold.

Council Tax Band D.

EPC Rating TBC.



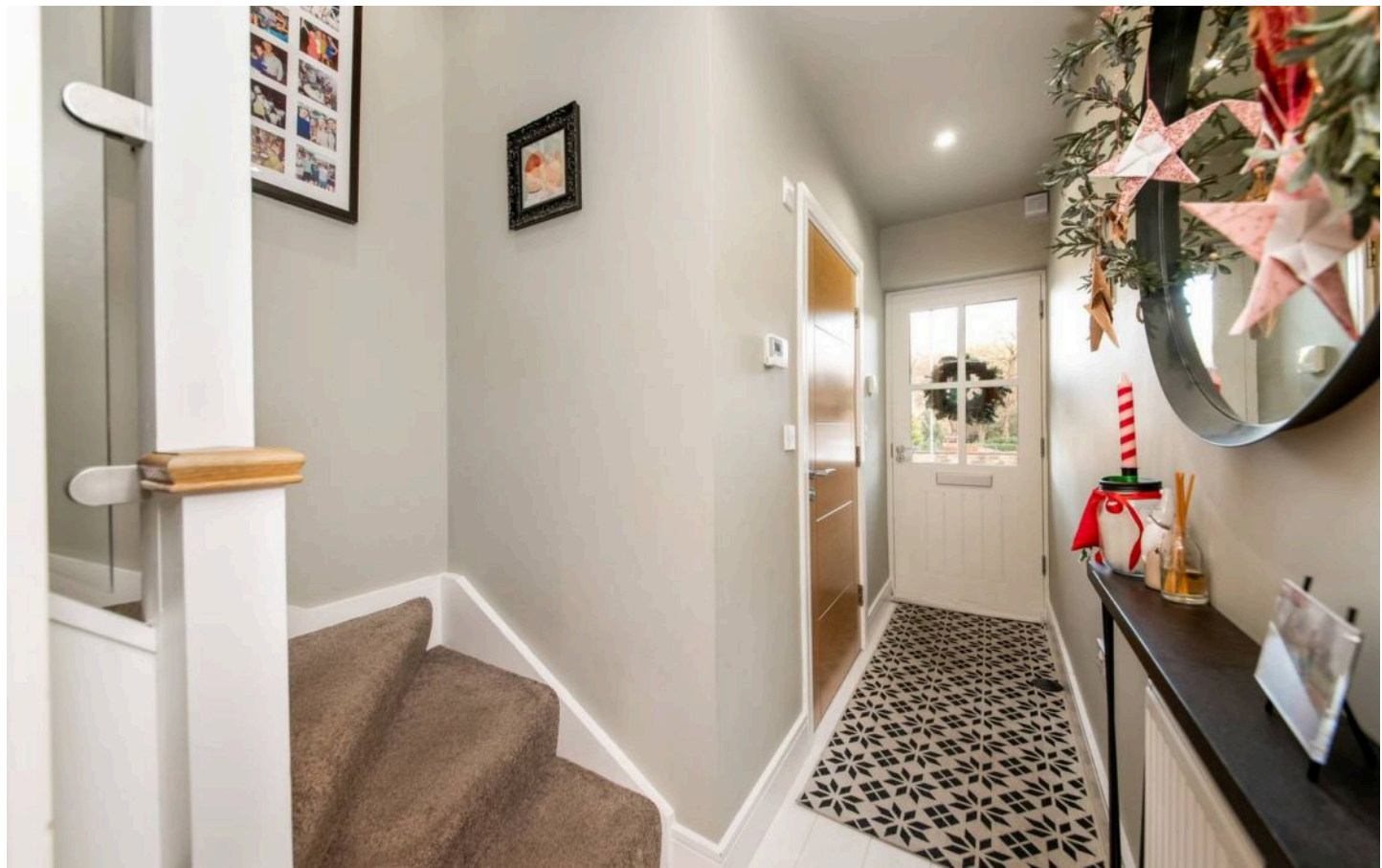
## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a multi panel, double glazed front door into the entrance hall. The entrance hall features high quality flooring, inset spotlighting to the ceilings, a radiator, and oak doors providing access to the downstairs w.c and open plan living-dining-kitchen. There is a kite winding staircase rising to the first floor.

### DOWNSTAIRS W.C.

The attractive flooring continues through from the entrance hall into the downstairs w.c., which features a modern, contemporary, two-piece suite comprising of a low level w.c. with push button flush and a board wash hand basin, set upon a vanity unit with chrome cascading waterfall mixer tap. There is mosaic tiling and a mirrored splash back, a radiator, inset spotlighting to the ceilings, an extractor fan and a double-glazed hard wood window with obscure glass to the front elevation.





### **OPEN-PLAN LIVING DINING ROOM**

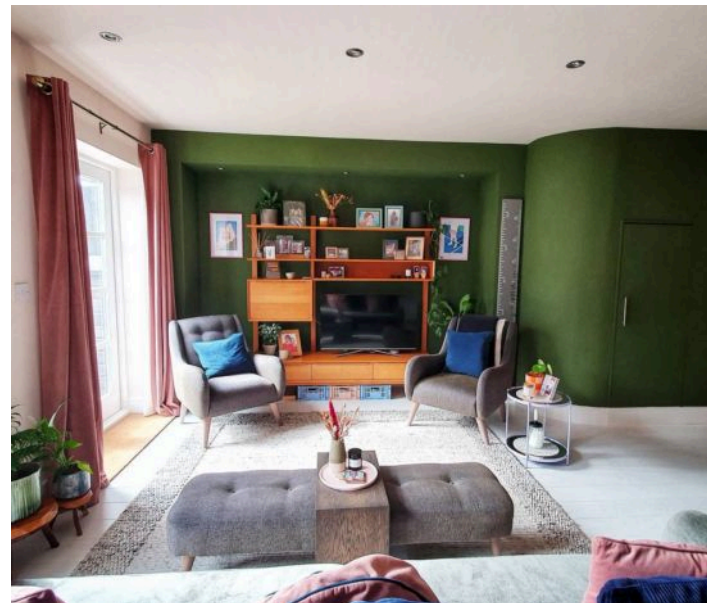
17' 10" x 15' 7" (5.44m x 4.75m)

The open-plan living dining room enjoys a great deal of natural light, which cascades through the bank of double-glazed windows to the rear elevation and the double-glazed French doors which proceed to the gardens. The high quality flooring continues through from the entrance hall and there is inset spotlighting to the ceilings and a radiator. The open plan living dining area then seamlessly leads into the kitchen and there is a useful under stairs storage cupboard and a ceiling light point over the dining area.

### **KITCHEN**

13' 8" x 8' 9" (4.17m x 2.67m)

The kitchen features a wide range of fitted wall and base units with high gloss cupboard fronts and with complimentary quartz worksurfaces over, which incorporate a stainless steel inset one and a half bowl sink unit with chrome mixer tap. The kitchen is well equipped with high-quality built-in appliances, which includes a five ring gas hob with integrated cooker hood over and a built-in waist level double oven, integrated shoulder level microwave combination oven, integral fridge and freezer unit and a built-in dishwasher. There is space and provisions for an automatic washing machine, attractive ceramic splashbacks to the worksurface, inset spotlighting to the ceilings and a bank of three, quarter depth, double glazed windows to the front elevation which provide a pleasant woodland outlook across The Park development.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance hall, you reach the first floor landing, which features a fabulous oak handrail with glazed balustrade over the stairwell head. There are oak doors which provide access to three well-proportioned bedrooms and the house bathroom. There is inset spotlighting to the ceilings, a radiator and a kite winding staircase again with oak handrail and glazed balustrade proceeds to the second floor.

### BEDROOM TWO

15' 8" x 11' 0" (4.78m x 3.35m)

As the photography suggests, bedroom two is a generously proportioned double bedroom, which has ample space for freestanding furniture. This room is currently utilised by the vendors as an additional reception room/home office. It features two banks of double glazed windows to the rear elevation which provide pleasant views across the properties gardens and of neighbouring fields beyond. There are two radiators and inset spotlighting to the ceilings.





### **BEDROOM THREE**

13' 10" x 8' 5" (4.22m x 2.57m)

Bedroom three is a light and airy, double bedroom, which has ample space for freestanding furniture. There is a fabulous bank of double-glazed, three-quarter-depth windows to the front elevation, which provide a fantastic open aspect view across The Park development and with a tree-lined backdrop beyond. There is inset spotlighting to the ceilings and a radiator.

### **BEDROOM FOUR**

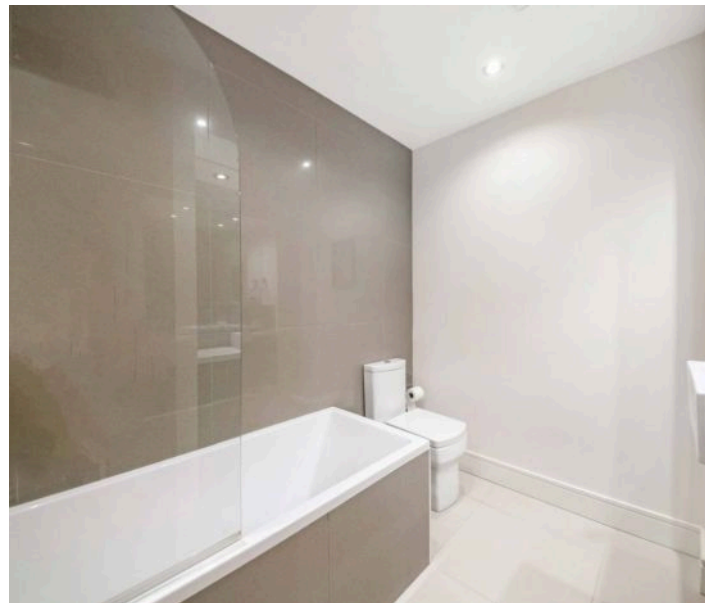
10' 0" x 7' 0" (3.05m x 2.13m)

Bedroom four can accommodate a double bed with space for freestanding furniture. There is a double-glazed Juliette balcony to the front elevation with brushed chrome handrail and glazed balustrade, inset spotlighting to the ceilings and a radiator.

### **HOUSE BATHROOM**

8' 4" x 6' 6" (2.54m x 1.98m)

The house bathroom features a contemporary, white, three piece suite which comprises of an inset bath with thermostatic shower over, glazed shower guard with tiled inset and cascading waterfall mixer tap, a low level w.c. with push button flush and a broad wash hand basin with cascading waterfall mixer tap set upon a vanity unit. There is attractive tiled flooring, contrasting tiling to the walls, mosaic tiling to the splash areas by the sink, a chrome ladder style radiator, inset spotlighting to the ceilings, an extractor fan and a vanity mirror splash back to the sink unit.



## SECOND FLOOR

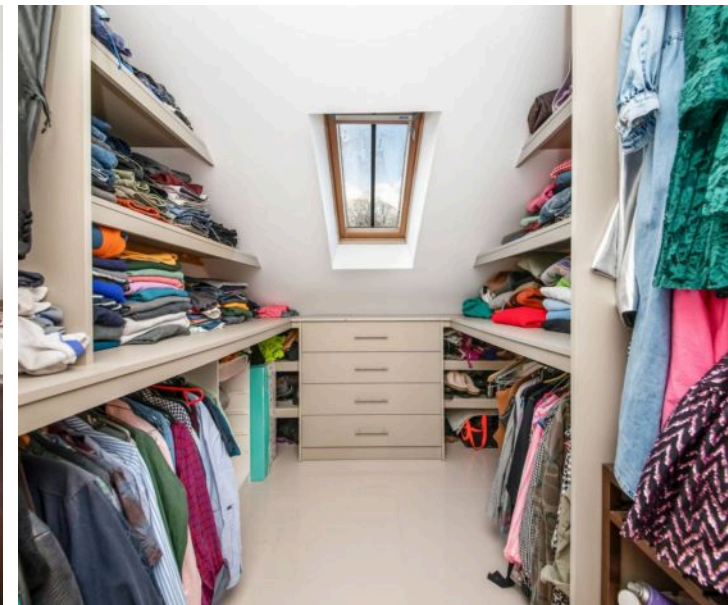
### SECOND FLOOR LANDING

Taking the staircase from the first floor landing, you reach the second floor. There is an oak bannister with glazed balustrade up the stairwell, inset spotlighting to the ceilings and an oak door proceeds to the principle bedroom.

### BEDROOM ONE

17' 0" x 15' 7" (5.18m x 4.75m)

Bedroom one is a particularly spacious double bedroom, which has ample space for freestanding furniture. There is a bank of four double-glazed, mullioned sky light windows with integral blinds which provide the room with a great deal of natural light, as well as inset spotlighting to the ceilings, a radiator and a loft hatch provides access to a useful attic space. There is a useful bulkhead storage cupboard and an opaque glazed door with a barn-style visible bracket on display which leads into the en-suite bathroom and walk-in wardrobe.







#### **BEDROOM ONE EN-SUITE**

13' 0" x 8' 0" (3.96m x 2.44m)

The Luxury en-suite bathroom feature attractive tiled flooring with contrasting tiling to the splash areas. It comprises of a modern contemporary five piece suite, comprising of a fixed frame shower cubicle with thermostatic rainfall shower, separate hand-held attachment and fixed glazed shower guard, an inset double ended bath with cascading waterfall mixer tap and tiled inset, twin broad wash hand basins both with cascading waterfall mixer taps and attractive mosaic tiling and vanity mirror splash back with cupboard beneath and a low level w.c with push button flush. There is inset spotlighting to the ceilings, an extractor vent, chrome ladder style radiator and a double-glazed sky light window to the rear elevation. The en-suite shower room then seamlessly leads into a walk-in wardrobe/dressing room.

#### **WALK-IN WARDROBE/DRESSING ROOM**

The walk-in wardrobe/dressing room features an abundance of fitted shelving, hanging rails and a drawer unit for additional storage. The attractive tiled flooring continues through from the en-suite bathroom and there is a double glazed skylight window to the rear elevation, inset spotlighting to the ceilings as well as a ceiling light point, a radiator and a dressing area with a mirrored vanity unit and dressing table with drawer unit beneath.

## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a block paved driveway, providing off-street parking for two vehicles. There is a stone flagged pathway, leading to the door canopy with inset spotlights by the front door. There is an external up and down light, external tap, and the subject property holds a particularly pleasant position with open aspect views across The Park development, with a treelined back drop opposite.

### REAR GARDEN

Externally to the rear, the property benefits from a low maintenance, enclosed garden which features a stone flagged area, leading on to an artificial lawn with a further flagged patio at the bottom of the garden creating an ideal space for both alfresco dining and barbecuing. There is an external light, external double plug socket and at the bottom of the garden is an attractive stone retaining wall with low maintenance flower and shrub bed, which neighbours onto the open fields to the rear.

### DRIVEWAY

2 Parking Spaces



**VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

**BOUNDARY OWNERSHIP**

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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.**

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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.

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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



## Simon Blyth Estate Agents

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