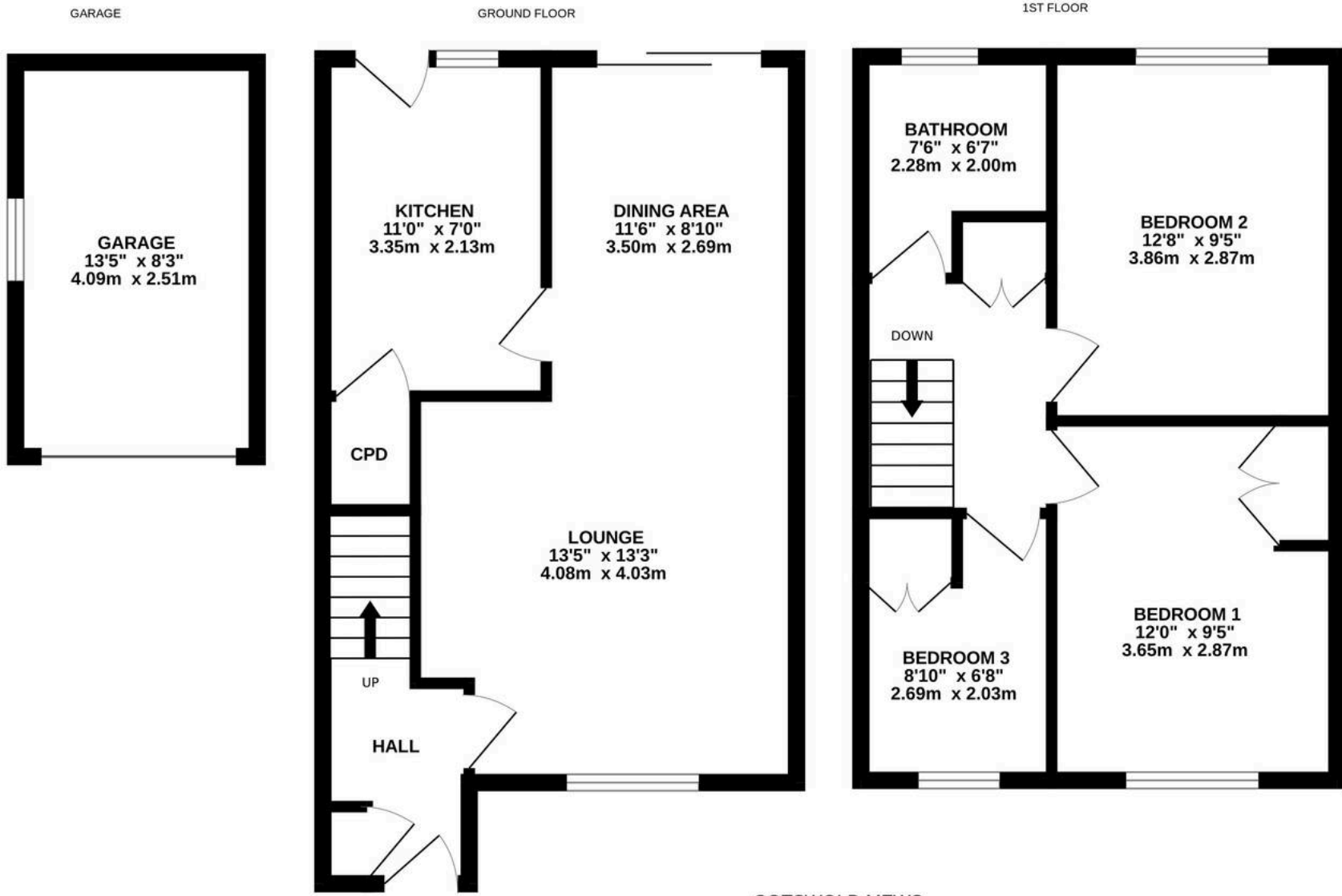




11 Cotswold Mews, Kirkburton

Huddersfield, HD8 0EX

Offers in Region of **£240,000**



COTSWOLD MEWS

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.



11 Cotswold Mews

Kirkburton, Huddersfield

SITUATED ON THE FRINGE OF A QUIET CUL-DE-SAC, AND NESTLED IN THE SOUGHT AFTER VILLAGE OF HIGHBURTON IS THIS SUPERBLY PRESENTED, THREE BEDROOM FAMILY HOME. WITH BREATHTAKING OPEN ASPECT VIEWS TO THE FRONT, FANTASTIC OPEN-PLAN LIVING/DINING ROOM AND BENEFITING FROM A DETACHED GARAGE WITH PARKING TO THE FRONT. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES AND A SHORT DISTANCE FROM THE NEIGHBOURING VILLAGE OF KIRKBURTON.

The accommodation briefly comprises of entrance hall, open-plan living/dining room and kitchen to the ground floor. The first floor holds three bedrooms and the house bathroom. Externally to the front there is a tarmac driveway providing off street parking for up to two cars, to the rear there is an enclosed garden with flagged patio and flat lawn. There is a shared driveway leading to the detached garage which has a parking area to the front.

Tenure Freehold.

Council Tax Band B.

EPC Rating D.



FIRST FLOOR

ENTRANCE HALL

Enter into the property through a double glazed, PVC front door with obscure glazed inserts into the entrance hall. The entrance hall has a staircase rising to the first floor with oak banister. There is a central ceiling light point, a radiator, multipaneled doors providing access to the open-plan living dining room and enclosing the cloaks cupboard.

OPEN-PLAN LIVING DINING ROOM

As the photography suggests the open-plan living dining room enjoys a great deal of natural light which cascaded through the dual aspect, double glazed windows with a bank of windows to the front elevation and double glazed, sliding, patio doors to the rear elevation. There is decorative coving to the ceilings, two ceiling light points, attractive parquet style flooring, two radiators and the focal point of the room is the living flame effect gas fireplace with cast iron inset set upon a raised granite hearth.

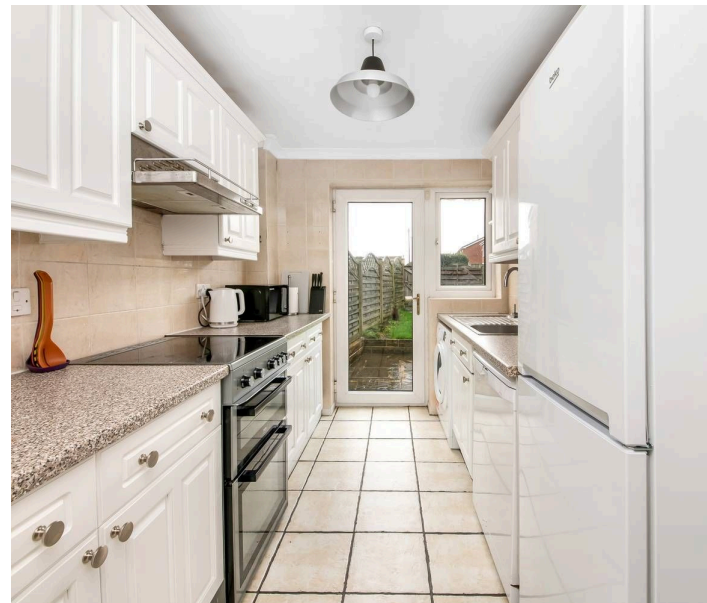




KITCHEN

11' 0" x 7' 0" (3.35m x 2.13m)

The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary rolled edge worksurfaces over, which incorporate a single bowl, Frankie, stainless steel sink and drainer unit with chrome mixer tap. The kitchen is well equipped with space for an electric cooker with integrated cooker hood over, tiled walls and tiled flooring. There is decorative coving to the ceilings, a radiator, a ceiling light point and plumbing and provisions for a dishwasher and an automatic washing machine. Additionally, there is a double-glazed external door with adjoining window to the rear elevation, providing direct access to the gardens and a concertina panelled door provides access to a useful under stairs cupboard.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which has doors providing access to three bedrooms and the house bathroom. There is a ceiling light point, a wooden banister with railed balustrade over the stairwell head and a loft hatch provides access to a useful attic space. There are cupboard doors enclosing a useful storage cupboard with shelving in situ.

BEDROOM ONE

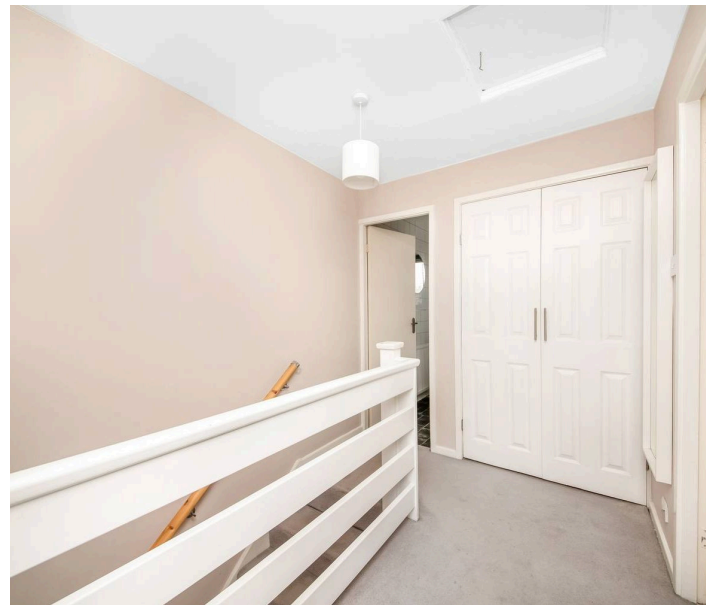
12' 0" x 9' 5" (3.66m x 2.87m)

Bedroom one is a light and airy double bedroom, which has ample space for freestanding furniture. There is a bank of double glazed windows to the front elevation, providing a fantastic, open aspect view across Moor Lane and with far reaching views across the valley. There is decorative coving to the ceilings, a ceiling light point, a radiator and a fitted wardrobe which has hanging rails, shelving and a cupboard above.

BEDROOM TWO

12' 8" x 9' 5" (3.86m x 2.87m)

Bedroom two again, is a light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double glazed windows to the rear elevation, with pleasant open aspect views and with far reaching views over rooftops in the distance. There is a central ceiling light point and radiator.





BEDROOM THREE

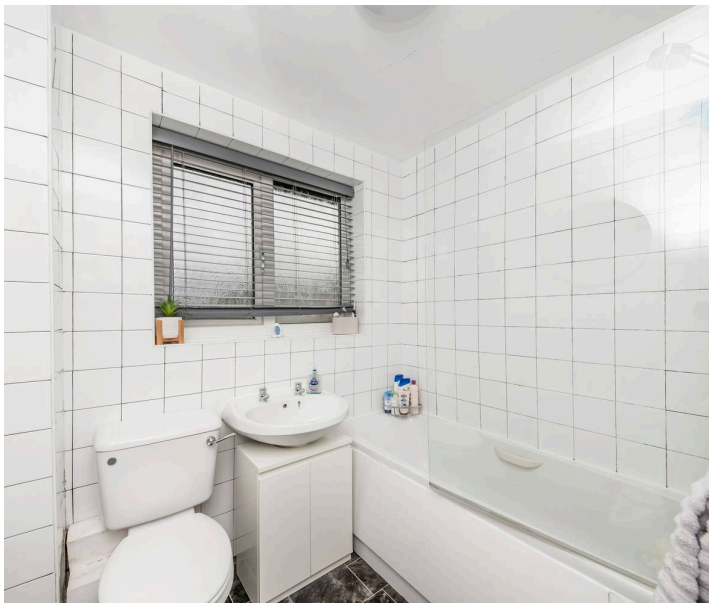
8' 10" x 6' 8" (2.69m x 2.03m)

Bedroom three is currently utilised as a home office but can accommodate a single bed with ample space for freestanding furniture and could be utilised as a nursery. There is decorative coving to the ceilings, a ceiling light point, a radiator and a bank of double glazed windows to the rear elevation. Additionally, there is a useful wardrobe built in over the bulk head for the stairs.

HOUSE BATHROOM

7' 6" x 6' 7" (2.29m x 2.01m)

The house bathroom features a modern, white, three piece suite, which comprises of a low level w.c., a pedestal wash hand basin and a panelled bath with electric Mira sport shower over and glazed shower guard. There is tile effect vinyl flooring, tiled walls, a double glazed window with obscure glass to the rear elevation, a ceiling light point and a radiator.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway providing off-street parking for multiple vehicles.

REAR GARDEN

Externally to the rear, the property benefits from an enclosed rear garden, which features a flagged patio area, ideal from alfresco dining, barbecuing and entertainment. From the patio there are steps leading to a level lawn which has flower and shrub borders and with fence boundaries with a gate for pedestrian access to the rear. There is an external tap.

GARAGE

The shared drive to the front continues to a battery of garages, the subject property has a garage with parking area in front. There is an up and over door to the front and a window to the side.





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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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.

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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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