

**Simon Blyth**

ESTATE AGENTS

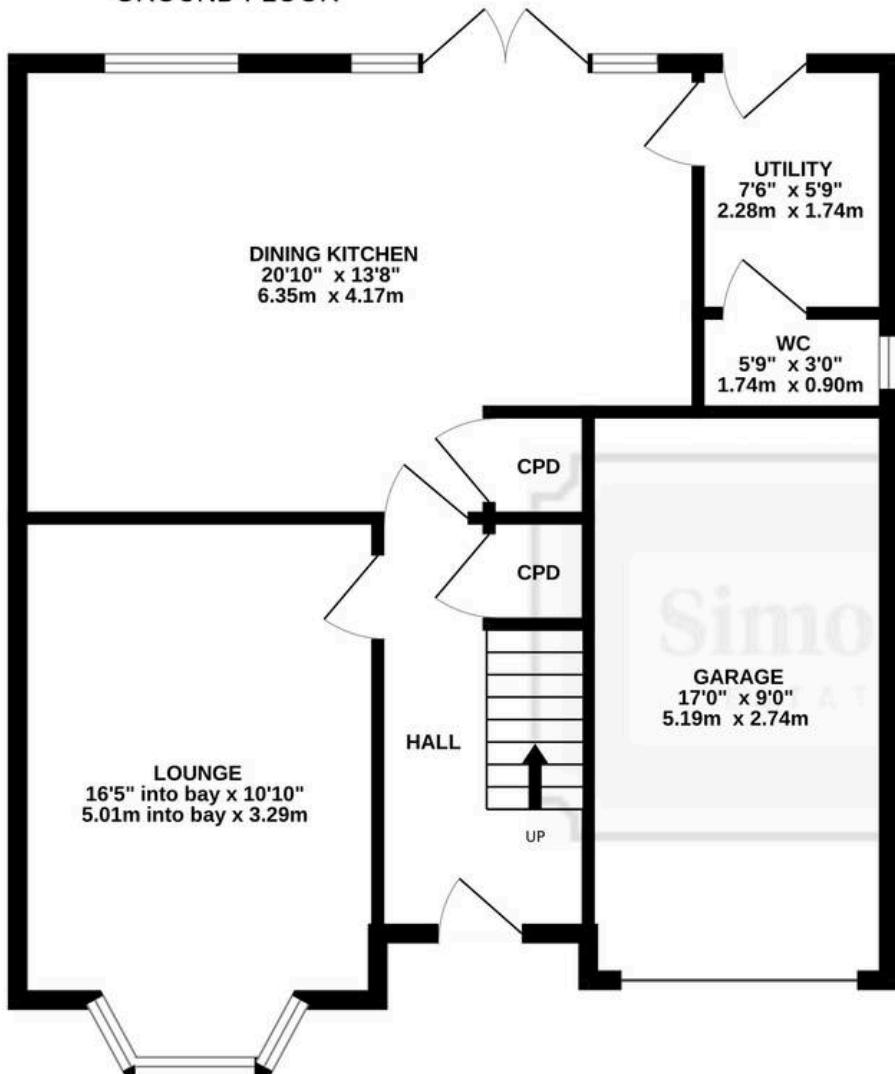


**Primrose Drive, Kirkburton**

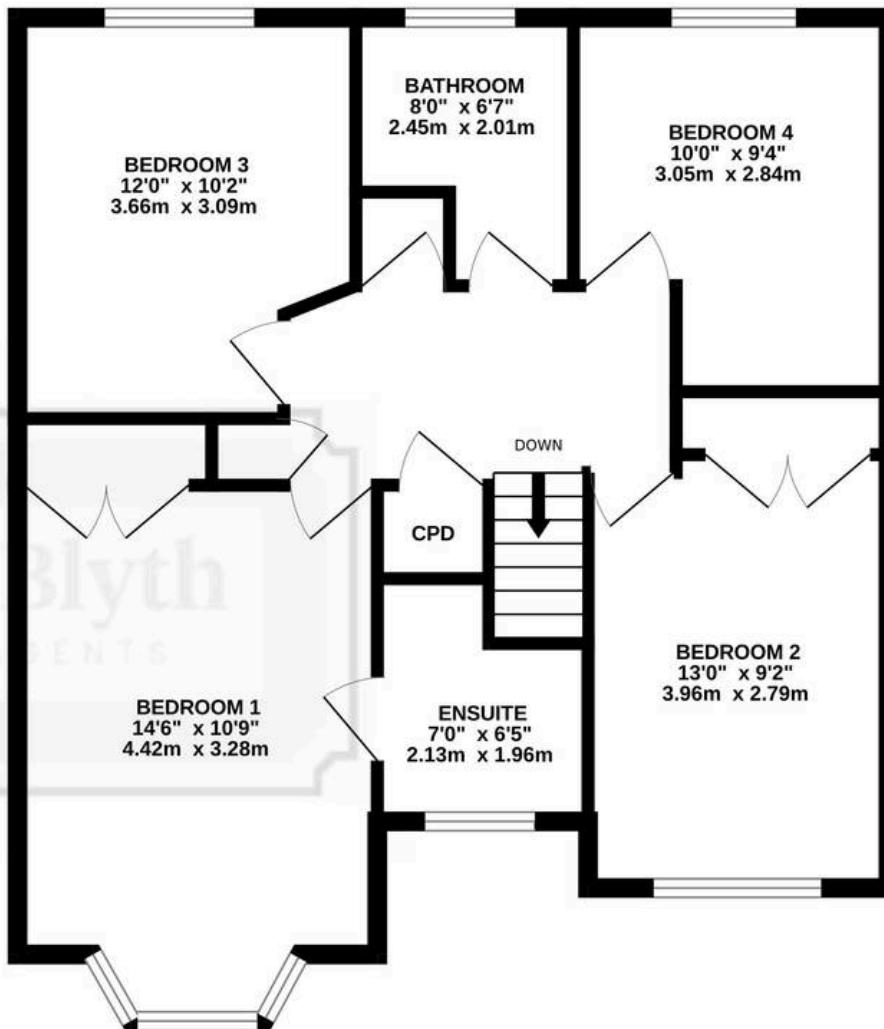
Huddersfield, HD8 0ZG

Offers in Region of £450,000

## GROUND FLOOR



## 1ST FLOOR



PRIMROSE DRIVE

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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## 21 Primrose Drive

Kirkburton, Huddersfield, HD8 0ZG

OCCUPYING A PARTICULARLY ENVIALE POSITION IN AN EXECUTIVE DEVELOPMENT AND SITUATED IN THE SOUGHT-AFTER VILLAGE OF HIGBURTON IS THIS DETACHED, FOUR-BEDROOM FAMILY HOME. BOASTING PANORAMIC VIEWS ACROSS THE VALLEY, LANDSCAPED GARDENS AND BENEFITING FROM A REMAINING NHBC GUARANTEE. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND THE NEIGHBOURING VILLAGE OF KIRKBURTON AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, lounge with bay window taking advantage of pleasant open aspect views, open-plan dining-kitchen, utility room and downstairs WC to the ground floor. To the first floor there are four double bedrooms and the house bathroom, the principal bedroom with fitted wardrobes and en-suite shower room. Externally there is a double driveway to the front leading to an integral double garage, to the rear is an enclosed garden with Indian stone flagged patios and lawn area.

Tenure Freehold.  
Council Tax Band E.  
EPC Rating B.



## GROUND FLOOR

### ENTRANCE HALL

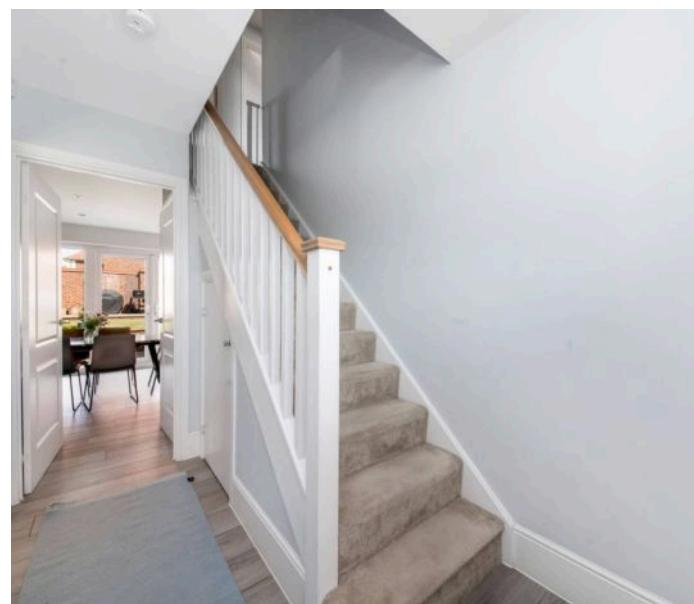
6' 4" x 10' 5" (1.93m x 3.18m)

Enter into the property through a double-glazed, composite front door with obscure glazed inserts and leaded detailing. The entrance hall features attractive tiled flooring, a ceiling light point, a radiator, a useful under-stairs storage cupboard, and a staircase with wooden banister and spindle balustrade proceeding to the first floor. Multi-panel doors provide access to the lounge and the open-plan dining kitchen.

### LOUNGE

16' 5" x 10' 9" (5.00m x 3.28m)

The lounge is a generously proportioned, light and airy reception room which features a double-glazed bay window with leaded detailing to the front elevation, offering fantastic panoramic views across the valley and far into the distance. There is beautiful, solid oak, herringbone-style parquet flooring, a ceiling light point, a radiator, and television and telephone points.





#### OPEN-PLAN DINING KITCHEN

20' 10" x 13' 8" (6.35m x 4.17m)

The dining kitchen enjoys a great deal of natural light courtesy of a bank of double-glazed windows to the rear elevation and double-glazed French doors with adjoining windows providing direct access to the gardens. There is a continuation of the attractive tiled flooring from the entrance hall, inset spot lighting to the ceiling, a radiator, and multi-panel doors providing access to the utility room and enclose a useful understairs cloaks cupboard. The kitchen features a range of fitted wall and base units with high-gloss cupboard fronts and complementary quartz work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel, inset sink unit with chrome mixer tap and bevelled drainer. There are built-in appliances, including a four-ring ceramic hob with canopy-style cooker hood over, two ovens, a fridge freezer, and a dishwasher. There are soft-closing doors and drawers, under-unit LED lighting, and a tall pantry unit.

## UTILITY ROOM

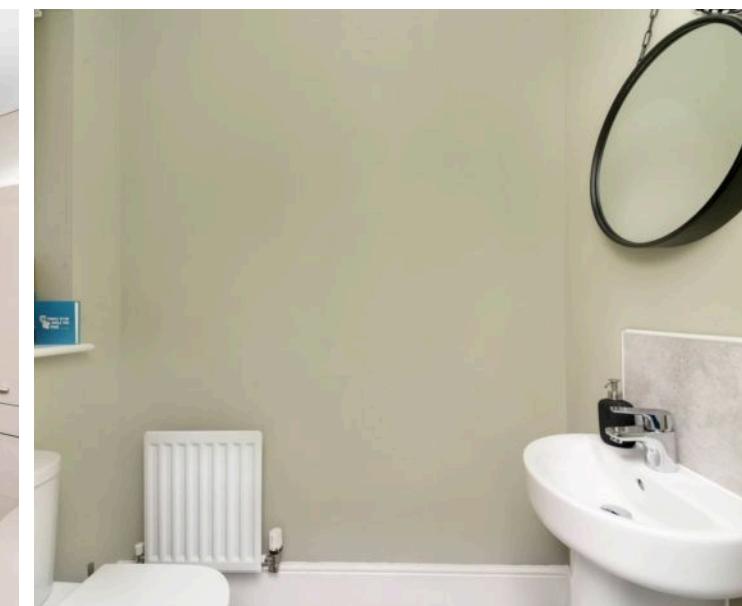
7' 6" x 5' 9" (2.29m x 1.75m)

The utility room features fitted base units with high-gloss cupboard fronts and complementary quartz work surfaces over, which feature a matching quartz upstand and incorporate a single-bowl, stainless steel sink unit with chrome mixer tap. There is space and provisions for an automatic washing machine and wine cooler, inset spotighting to the ceiling, a radiator, an extractor fan, a double-glazed external door with obscure glazed inserts to the rear elevation, and a multi-panel door proceeding to the downstairs w.c.

## DOWNSTAIRS W.C.

5' 9" x 3' 0" (1.75m x 0.91m)

The downstairs w.c. features a modern, white, two-piece suite comprising a low-level w.c. with push-button flush and a wall-hung wash hand basin with chrome monobloc mixer tap and tiled splashback. There is attractive tiled flooring, a radiator, inset spotighting to the ceiling, and a double-glazed window with obscure glass to the side elevation.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There are doors providing access to four double bedrooms and the house bathroom, a ceiling light point, a radiator, a loft hatch providing access to a useful attic space, a useful storage cupboard, and a cupboard housing the hot water cylinder.

## BEDROOM ONE

14' 6" x 10' 9" (4.42m x 3.28m)

Bedroom one takes full advantage of the fabulous open-aspect views across the valley, courtesy of a double-glazed bay window to the front elevation. There is a ceiling light point, a radiator, and floor-to-ceiling fitted wardrobes with sliding mirrored doors, hanging rails and shelving in situ. The room is a generously proportioned double bedroom with space for freestanding furniture and a multi-panel door providing access to the en-suite shower room.

## BEDROOM ONE EN-SUITE SHOWER ROOM

6' 5" x 7' 0" (1.96m x 2.13m)

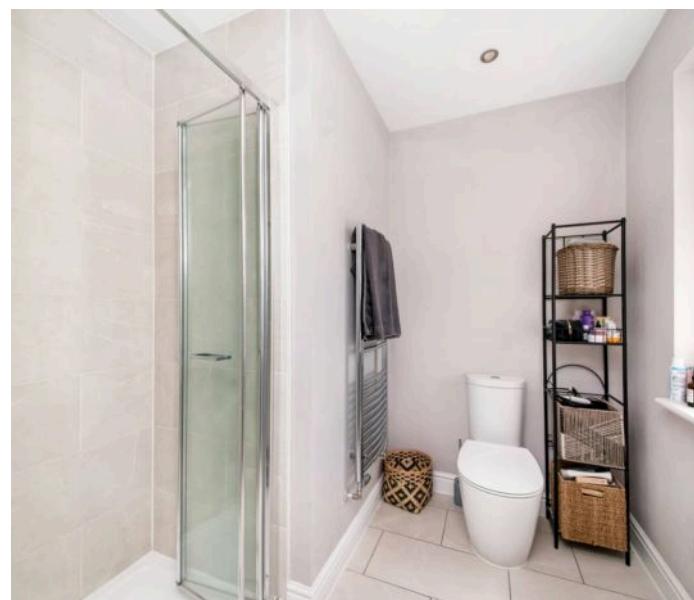
The en-suite shower room features a modern three-piece suite comprising a fixed frame shower cubicle with thermostatic shower, a low-level w.c. with push-button flush, and a wall-hung wash hand basin with chrome monobloc mixer tap and vanity mirror splashback. There is tiled flooring and tiling to splash areas, inset spotlighting to the ceiling, an extractor fan, a double-glazed window with obscure glass and leaded detailing to the front elevation, a chrome ladder-style radiator, and a shaver point.



## BEDROOM TWO

9' 2" x 13' 0" (2.79m x 3.96m)

Bedroom two is another generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows with leaded detailing to the front elevation providing breath-taking panoramic views, a ceiling light point, a radiator, and a bank of fitted wardrobes with sliding mirrored doors, hanging rails and shelving.





#### **BEDROOM THREE**

12' 0" x 10' 2" (3.66m x 3.10m)

Bedroom three is a double bedroom with ample space for freestanding furniture. It features a ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation with views across the property's garden.

#### **BEDROOM FOUR**

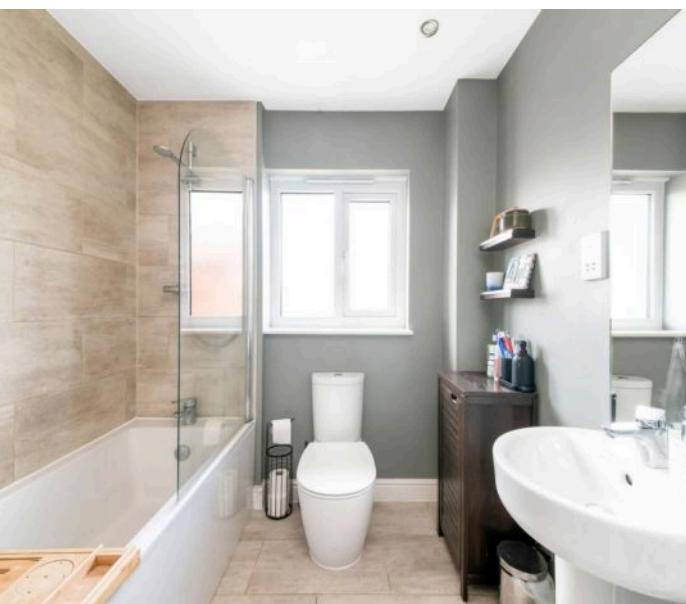
10' 0" x 9' 4" (3.05m x 2.84m)

Bedroom four can accommodate a double bed with ample space for freestanding furniture. There is a ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation, again providing pleasant views across the property's gardens.

#### **HOUSE BATHROOM**

8' 0" x 6' 7" (2.44m x 2.01m)

The house bathroom features a contemporary three-piece suite comprising a panel bath with thermostatic shower over and glazed shower guard, a low-level w.c. with push-button flush, and a wall-hung wash hand basin with chrome monobloc mixer tap and vanity mirror splashback. There is tiled flooring, tiling to the splash areas, inset spot lighting to the ceiling, an extractor fan, a bank of double-glazed windows with obscure glass to the rear elevation, a shaver point, and a chrome ladder-style radiator.



#### **GARAGE**

9' 0" x 17' 0" (2.74m x 5.18m)

The garage features an up-and-over door, lighting and power in situ, additional storage available in the rafters, and houses the property's wall-mounted boiler. There are also currently provisions for an EV point.

## EXTERNAL

### FRONT GARDEN

Externally, the property occupies a particularly enviable position with a tarmacadam double driveway to the front which leads to the attached garage. The front garden is laid predominantly to lawn with a privacy-bearing laurel hedge. A pathway leads down the side of the property to a gate which encloses the rear garden, and beautiful stone steps which lead to an attractive mosaic tiled door canopy with ceiling light above. The front gardens enjoy fabulous, open-aspect views across the valley towards Riley Lane and beyond.



### REAR GARDEN

Externally to the rear, the property enjoys a fabulous, enclosed, low maintenance garden which features an Indian stone flagged patio area ideal for al fresco dining and barbecuing. Three steps then lead to the main portion of the garden which is a level lawn with flower and shrub beds. At the top of the garden is a further Indian stone flagged patio which enjoys the afternoon and evening sun. There are external lights, an external tap, an external plug point, and part-fence and part-wall boundaries.

### 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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**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**

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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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