



**Lime Tree House
Low Town
Kirkburton
Huddersfield
HD8 0SB**



A VERY STYLISH THREE STOREY FAMILY HOME, BEAUTIFULLY SITUATED IN LOW TOWN, BEING JUST A SHORT WALK AWAY FROM KIRKBURTONS MANY AND VARIED FACILITIES. THE SUPERB DESIGN TAKES FULL ADVANTAGE OF THE PLOTS LOCATION AND WHEN VIEWED INTERNALLY THE OPEN PLAN, FIRST FLOOR, LIVING, DINING KITCHEN WHICH MEASURES APPROX 27'4X17'9 IS SURE TO IMPRESS. THIS ROOM WITH ITS SPECTACULAR WINDOWS AND DOORS OUT TO THE REAR GARDEN AREAS, IS QUITE SIMPLY SUPERB. WITH THE BUILD NOW NEARING COMPLETION THIS HIGH SPECIFICATION HOME HAS THE USUAL MODERN APPOINTMENTS AND BRIEFLY COMPRISES; Entrance hall being particularly spacious with doorway through to downstairs w.c. and very large utility to the rear, personal door through to the garage, staircase to the upper ground floor with glazed doors out to the rear gardens and fabulous windows to the front from the lounge area. Staircase continues up to the top floor where there are three good sized bedrooms, bedroom one with en-suite, house bathroom, and good sized driveway to the front and enclosed gardens on two levels to the rear with fabulous sitting out area with views out over the village.

Offers around £310,000

81e North Road, Kirkburton, Huddersfield, HD8 0RL
Tel: 01484 603399



www.simonblyth.co.uk





Large empty rectangular box for content.

GENERAL SPECIFICATION

Whilst the properties are in the process of being finished the final specification is not currently available to be described. Please find below the general specification; The home has gas fired central heating courtesy of a combination boiler, an alarm system, covered by LABC 10 year guarantee, all is double glazed, there is external lighting and a large and high specification driveway. The kitchen is to be of a high specification and will have integrated appliances, including oven, hob, dishwasher, stainless steel and glass extractor fan, integrated fridge and freezer, the bathroom is to be fully tiled to the walls and flooring and fitted with a three piece suite comprising of a low level w.c., pedestal wash hand basin and bath with shower over. There is also an extractor fan and heated towel rail, the en-suite with half tiled walls and to the full ceiling area around the shower, the en-suite has a full ceramic tiled floor, heated towel rail and extractor. It is to be fitted with a shower cubicle, low level w.c. And wash hand basin.

DIRECTIONS

From the Kirkburton office head South-East towards Hallas Road, turn right onto Riley Lane then turn left onto Low Town.

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)

COPYRIGHT

Unauthorised reproduction prohibited.

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

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 independant 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 TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4.30 pm

Sunday - 11:00 am - 4:00 pm

Details printed 13/08/19