



**Hall Lane
Kirkburton
Huddersfield
HD8 0QW**



NEWLY REFURBISHED TO A HIGH STANDARD IS THIS FANTASTIC, TWO DOUBLE BEDROOMED, PERIOD COTTAGE LOCATED IN THE EVER SOUGHT AFTER LOCATION OF HIGHBURTON. IN WALKING DISTANCE FROM THE VILLAGE SHOP, IN CATCHMENT FOR WELL REGARDED LOCAL SCHOOLING AND IN CLOSE PROXIMITY TO THE NEIGHBOURING VILLAGE OF KIRKBURTON, THE PROPERTY IS IN A PRIME LOCATION FOR ACCESS TO COMMUTER LINKS AND FROM THE ARRAY OF AMENITIES IN KIRKBURTON. FINISHED WITH MODERN CONTEMPORARY DÉCOR, THIS QUAIN T COTTAGE IS OFFERED WITH NO ONWARD CHAIN AND IS READY TO MOVE STRAIGHT IN..

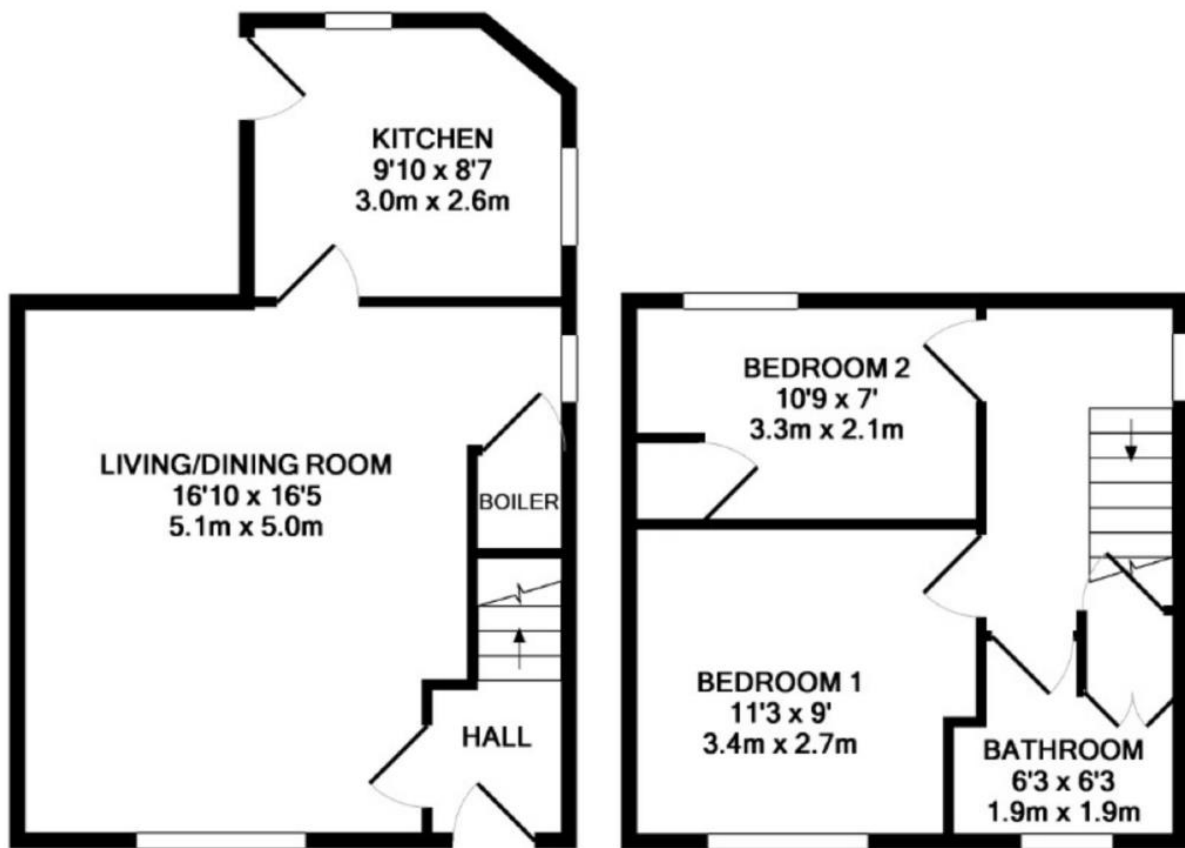
The property briefly comprises of entrance, open-plan living/dining room and separate kitchen on the ground floor. To the first floor there are two double bedrooms and the house bathroom. Externally to the front is a right of access for neighbouring properties and a flagged area across the lane, there is a side flower bed and low maintenance flagged area to the rear. EPC rating D.

Offers around £155,000

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

Barnsley Halifax Holmfirth Huddersfield Kirkburton Penistone Sheffield Wakefield
Tel: 01226 731730 Tel: 01422 417000 Tel: 01484 689689 Tel: 01484 651878 Tel: 01484 603399 Tel: 01226 762400 Tel: 0114 3216590 Tel: 01924 361631

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GROUND FLOOR

1ST FLOOR

HALL LANE

Measurements are approximate. Not to scale. Illustrative purposes only
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ENTRANCE

Enter into the property through a solid wood and glazed door into the entrance vestibule, the front door has leaded detailing and obscure glass, the entrance has a staircase rising to the first floor with wooden banister and there is a door providing access into the living dining room.

LIVING DINING ROOM

16'10X16'5 (5.13m X 5.00m)

The living dining room benefits from a wealth of natural light with a triple aspect with hard wood double glazed windows to front, rear and side elevations with a modern contemporary finish, the living dining room benefits from exposed timber beams, a radiator, a feature arched doorway which leads to an understairs boiler cupboard, there is a door providing access into the kitchen, a television point and the focal point of the room is the living flame effect gas fireplace with tiled inset and hearth and stone and timber surround.



the

KITCHEN

9'10X8'7 (3.00m X 2.62m)

The kitchen features a range of fitted wall and base units with complimentary work surfaces over, incorporating a single bowl sink and drainer unit with chrome mixer tap, there is high gloss brick effect tiling to the splash areas, a built in Hotpoint double oven and built in four ring Lamona hob, there is a cooker hood, integrated under counter fridge unit and integrated washing machine, the kitchen also benefits from soft close doors and drawers and there are double glazed windows to the rear and side elevations, a radiator and a timber and glazed door leading to the side external.



FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the first floor landing, which provides access the two double bedrooms and the house bathroom, there is a double glazed mullioned window to the side elevation, wooden banister with spindles and a radiator.



to

BEDROOM ONE

11'3X9'0 (3.43m X 2.74m)

A double bedroom with space for freestanding furniture, there is a bank of double glazed windows to the front elevation and a radiator.



BEDROOM TWO

10'9X7'0 (3.28m X 2.13m)

Can accommodate a double bed with space for freestanding furniture, there is a double glazed window to the rear elevation, fitted wardrobe, radiator and loft hatch providing access to the loft space.



HOUSE BATHROOM

6'3X6'3 (1.91m X 1.91m)

The house bathroom features a white three piece suite comprising of a panel bath with thermostatic shower over, pedestal wash hand basin with chrome mixer tap and a low level w.c. with push button flush, the bathroom benefits from high gloss brick effect tiling to the splash areas, there are double glazed windows with obscure glass to the front elevation, a radiator, and storage over the bulkheads.



EXTERNALLY

FRONT EXTERNAL

Externally to the front is a right of access for neighbouring properties and a flagged area across the lane with space for a shed

SIDE EXTERNAL

To the side is a raised flower bed, which could be utilised as potential off street parking.



REAR EXTERNAL

A low maintenance flagged area which again could be adopted as off street parking subject to vehicle size.

ADDITIONAL INFORMATION

The property has undergone an extensive programme of renovation including:

Rewiring
New Boiler
Damp Proofing
Carpeted
Roof Turned
New Kitchen
New Bathroom
Plastered
Decorated

DIRECTIONS

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 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 23/07/18