



**North Hill Drive
Kirkheaton
Huddersfield
HD5 0EH**



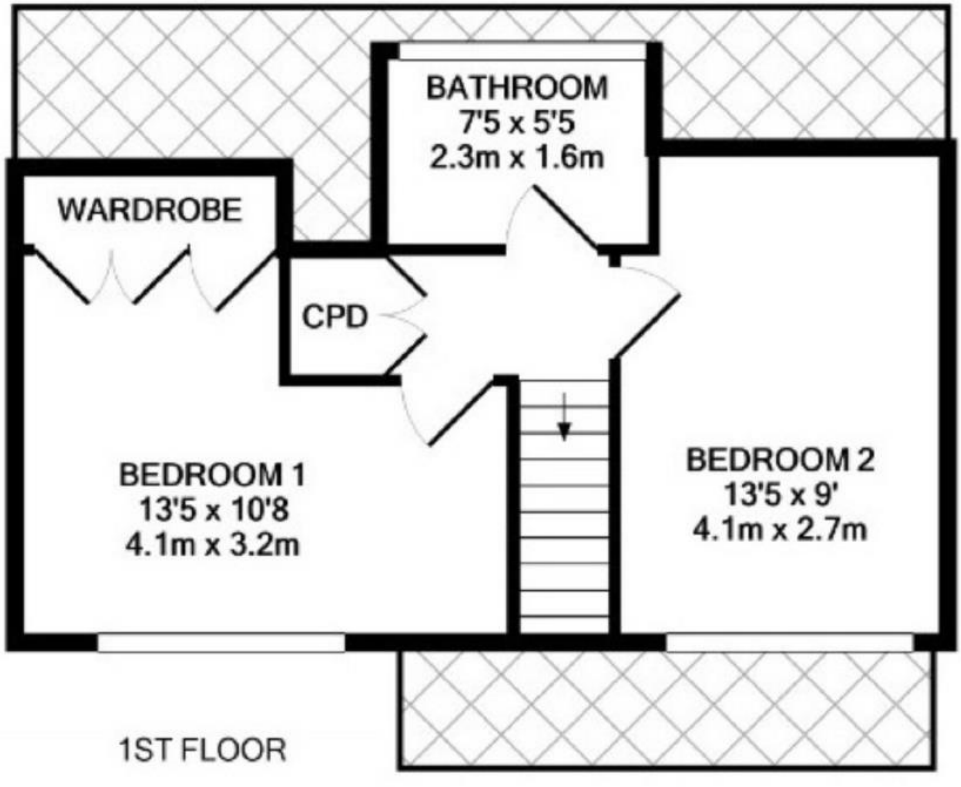
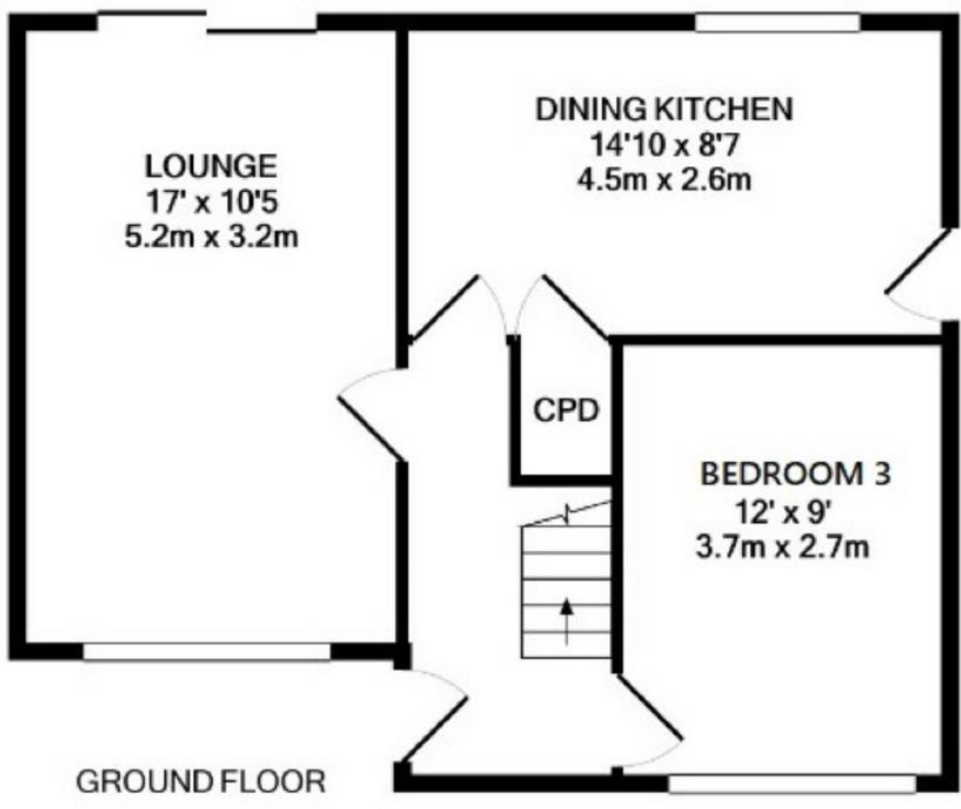
IN A LOVELY, QUIET LOCATION THIS DETACHED PROPERTY HAS A GOOD AMOUNT OF LIVING SPACE INCLUDING PLEASANT LOUNGE WITH PATIO DOORS OUT TO GARDENS AND PICTURE WINDOW ENJOYING THE VIEW, SEPARATE DINING ROOM AND DINING KITCHEN WHICH COULD, WITH SOME WORK BE JOINED TOGETHER, WITH UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING THE HOME FITS WITHIN GOOD SIZED MATURE AND DELIGHTFUL GARDENS. THESE WITH DRIVEWAY AND DETACHED GARAGE NEED TO BE VIEWED TO BE FULLY APPRECIATED, AS DO THE LONG DISTANCE VIEWS OUT OVER TOWARDS CASTLE HILL TO THE FRONT AND EMLEY MOOR TO ONE SIDE, THERE IS A HUGE AMOUNT OF POTENTIAL FOR UPGRADING IN ITS CURRENT FORM OR CREATING FURTHER DORMERS TO CREATE A MUCH MORE SPACIOUS FIRST FLOOR ACCOMMODATION OVER AND ABOVE THREE DOUBLE BEDROOMS CURRENTLY IN SITU, THERE IS ALSO AMPLE SPACE FOR A CONSERVATORY ALL OF COURSE SUBJECT TO NECESSARY CONSENTS. Briefly the home, with the usual modern appointments comprises, entrance hall, lounge with patio doors to the rear and picture window to the front, ground floor bedroom, dining kitchen, first floor bathroom and two double bedrooms. There are large gardens, a driveway and a detached garage. EPC D
BEST AND FINAL OFFERS OVER £200,000

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NORTH HILL DRIVE

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

Upvc glazed entrance door gives access to the entrance hall, this with good ceiling height has a ceiling light point, it features the staircase and a doorway leads through to the lounge.

LOUNGE

This through room has a particular large window giving a lovely view out over the property's front gardens, over the street and the hills beyond with Castle Hill on the skyline. This pleasant room has patio doors giving direct access and a large amount of light and a lovely view out over the rear gardens, there is a gas fire three wall light points and coving to the ceiling.



DINING KITCHEN

Once again with a lovely view out to the rear, courtesy of very broad upvc double glazed window, this has polished timber boarded floors and the rear wall of this room adjoins the ground floor bedroom, some may consider it a good idea to open this wall in part to create a large L shaped dining living kitchen. The current dining kitchen overlooks the property's rear gardens, there is a side entrance door with upvc and glazed door, there is units at both the high and low level with a large amount of working surfaces, decorative tile splash backs, one and a half bowl sink unit, inbuilt oven, gas hob with extractor fan and pull out canapé over, integrated fridge and freezer, there is also plumbing for an automatic washing machine.



BEDROOM THREE

Bedroom three is a versatile room which can accommodate a double bed. This good sized room benefits from a double glazed upvc window to the front elevation, giving an outlook over the front gardens, there is also a radiator and a ceiling light point.



FIRST FLOOR LANDING

From the entrance hall a staircase rises up to the first floor landing, this first floor landing has good size storage cupboards and gives access through to bedroom one.

BEDROOM ONE

A pleasant double room with a super view, courtesy of a very broad window allowing a huge amount of natural light into the room, the room has a full bank of wardrobes to one side.

BEDROOM TWO

Once again a large double bedroom with a fabulous, long distance view and timber boarded floor.

HOUSE BATHROOM

Fitted with a three piece suite white that comprises pedestal wash hand basin, panelled bath and low level w.c. The bathroom is tiled to the half height and has a full width obscure glazed window.

EXTERNAL

As the photographs suggest the property is sat on delightful well maintained and mature gardens, these with good hard landscaping comprise of three principal lawns with delightful flowering beds borders. Well established hedging and mature shrubbery and trees. The gardens also boast a greenhouse.

DRIVEWAY

At the uppermost point is a driveway, this provides parking and gives access to the good sized garage.

GARAGE

Has an up and over door, window giving outlook to the rear, personal door giving access out to the gardens. The garage is fitted with a further side window.

ADDITIONAL INFORMATION

There is external lighting, the property has upvc double glazing, gas fired central heating, carpets curtains and certain other extras may be available by separate negotiation. Please note the property has an external water tap. This property has to be seen to fully understand the huge potential and could be an amazing family home.



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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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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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 25/09/19