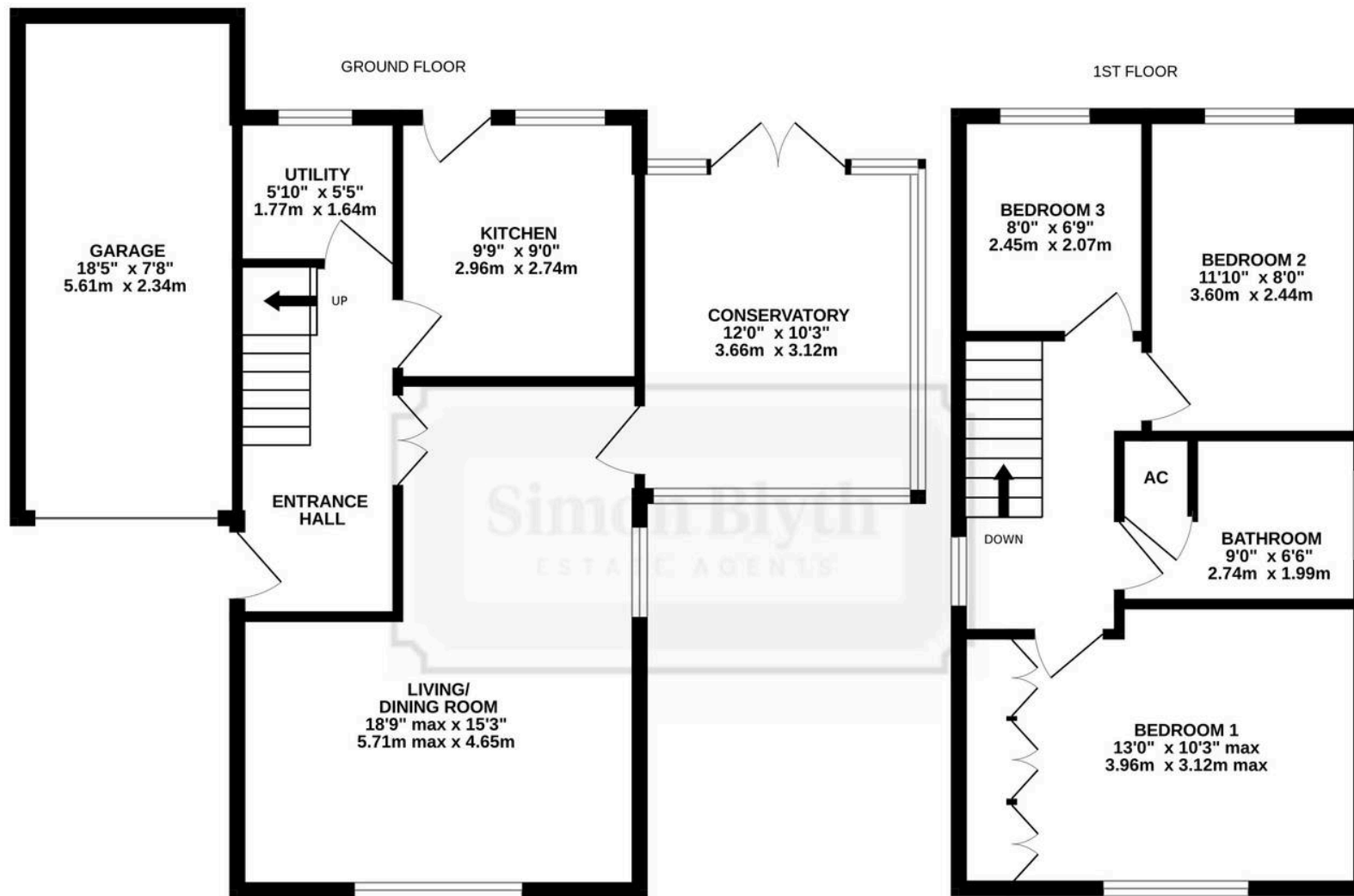




Eastfield Drive, Kirkburton

Huddersfield, HD8 0XA

Offers in Region of **£325,000**



EASTFIELD 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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7 Eastfield Drive

Kirkburton, Huddersfield, HD8 0XA

A STONE CONSTRUCTION, DETACHED, THREE BEDROOM FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC IN THE SOUGHT-AFTER VILLAGE OF HIGHBURTON. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND FEATURES A DRIVEWAY LEADING TO AN ATTACHED GARAGE, WELL PROPORTIONED GARDENS AND THE PROPERTY BENEFITS FROM PLEASANT OPEN ASPECT VIEWS ACROSS THE VALLEY. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IS IN A CONVENIENT POSITION FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, open-plan living/dining room, kitchen and utility room to the ground floor. To the first floor, there are three bedrooms and the house bathroom. Externally there is a driveway providing off-street parking for multiple vehicles in tandem with lawn gardens to the front that sweep across the side of the property and with a lawn and flagged patio to the rear.

Tenure Freehold.
Council Tax Band D.
EPC Rating D.





GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed PVC door with obscure glazed inserts and leaded detailing to the side elevation. The entrance hall features a ceiling light point, a radiator, a staircase rising to the first floor, and doors providing access to the open-plan living dining room, kitchen, and utility room.

OPEN-PLAN LIVING DINING ROOM

18' 9" x 15' 3" (5.72m x 4.65m)

The living dining room enjoys a great deal of natural light which cascades through the dual-aspect windows, including a bayed window to the front elevation and a double-glazed window to the side. There are two ceiling light points, three radiators, and a multi-panel timber and glazed door proceeding into the conservatory.





CONSERVATORY

12' 0" x 10' 3" (3.66m x 3.12m)

The conservatory features banks of double-glazed windows to the front, rear and side elevation, and double-glazed French doors which lead seamlessly out to the property's gardens. There is tiled flooring, electric points, and two wall light points.

KITCHEN

9' 9" x 9' 0" (2.97m x 2.74m)

The kitchen features a range of fitted wall and base units with handleless cupboard fronts and rolled edge work surfaces over, which incorporate a single-bowl and double drainer, stainless steel sink unit with chrome mixer tap. There is an electric cooker, tiling to the splash areas, a dishwasher, and under-unit lighting. Additionally, there is a double-glazed external door with adjoining window to the rear elevation, a radiator, a ceiling light point, and an extractor fan.

UTILITY ROOM

5' 10" x 5' 5" (1.78m x 1.65m)

The utility room features fitted wall cabinets, a radiator, vinyl tiled flooring, a ceiling light point, an automatic washing machine and a tumble dryer, and a double-glazed bank of windows to the rear elevation.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features a double-glazed window to the side elevation, a ceiling light point, a radiator, a wooden banister with railing balustrade over the stairwell head, a loft hatch providing access to a useful attic space, and doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

13' 0" x 10' 3" (3.96m x 3.12m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation offering fabulous views across the valley, a ceiling light point, a radiator, and an array of fitted furniture, including fitted wardrobes with overhead cabinets and matching bedside tables, a further bank of wall-to-wall fitted wardrobes with hanging rails and shelving, and a tallboy drawer unit with cupboards above.



BEDROOM TWO

11' 10" x 8' 0" (3.61m x 2.44m)

Bedroom two is another double bedroom benefitting from fitted furniture, including wardrobes with overhead cabinets and bedhead. There is a radiator, a ceiling light point, and a bank of double-glazed windows to the rear elevation.

BEDROOM THREE

8' 0" x 6' 9" (2.44m x 2.06m)

Bedroom three is currently utilised as a study but can accommodate a single bed with space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, a ceiling light point, and a radiator.





HOUSE BATHROOM

9' 0" x 6' 6" (2.74m x 1.98m)

The house bathroom features a three-piece suite comprising a panel bath with multi-jet function and thermostatic shower over, a low-level w.c. with concealed cistern which incorporates a vanity cupboard with wash hand basin over. There is tiling to the walls, recessed spotlighting to the ceiling, a bank of double-glazed windows with obscure glass to the side elevation, a radiator, and an airing cupboard which houses the hot water cylinder and has shelving in situ.

EXTERNAL

FRONT GARDEN

Externally to the front is a tarmacadam, tandem driveway which leads to the attached garage, and a lawn garden with flower and shrub beds.

REAR GARDEN

Externally to the rear is a fabulous garden with lawn, flagged patio and mature hedge borders providing shelter and privacy.

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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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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