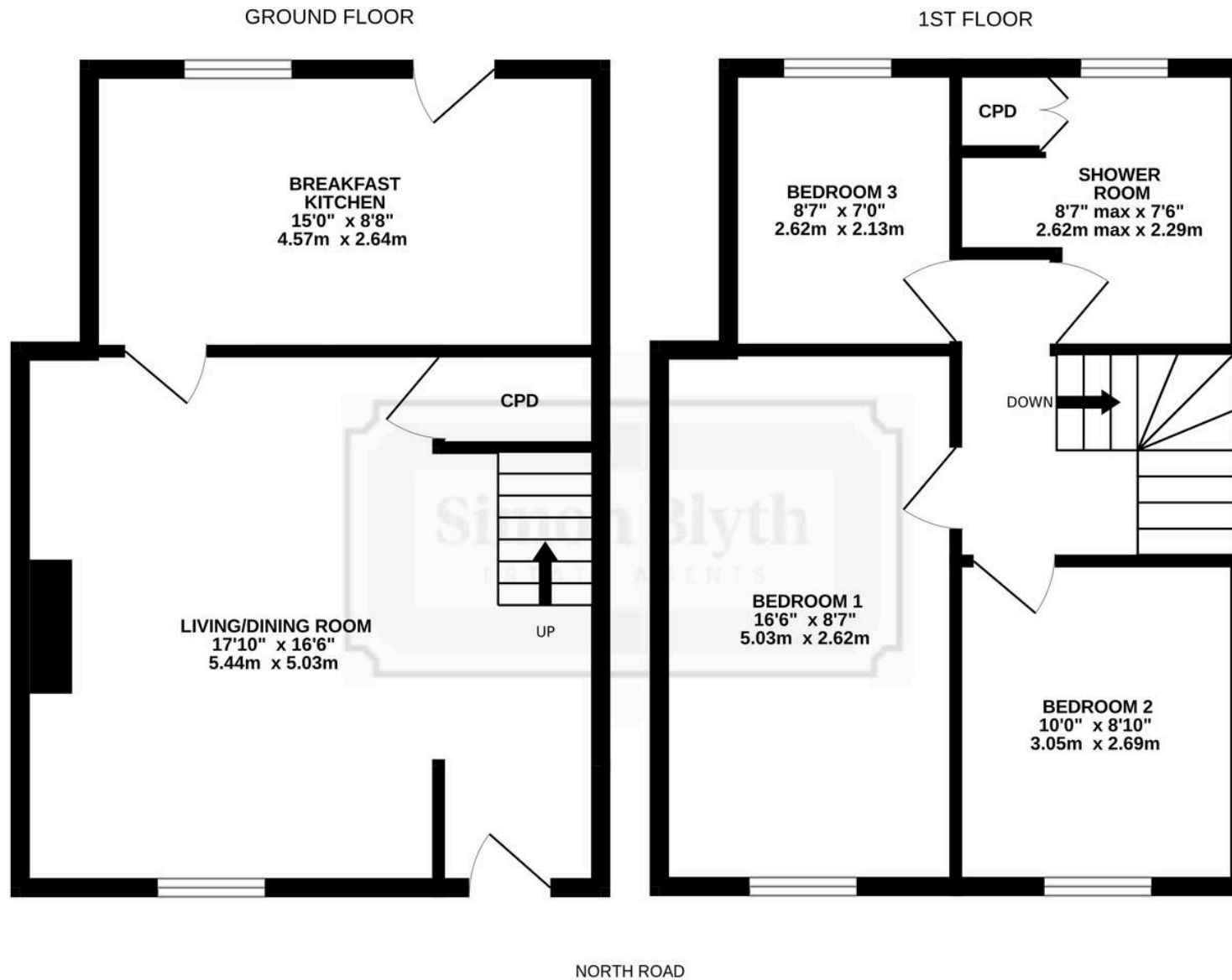




North Road, Kirkburton

Huddersfield, HD8 0RH

Offers in Region of **£210,000**



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32 North Road

Kirkburton, Huddersfield, HD8 0RH

NESTLED IN A QUIET HAMLET OF PERIOD COTTAGES IS THIS CHARACTERFUL, THREE BEDROOM, MID-THROUGH-TERRACE HOME. WITH PLEASANT TREE-LINED OUTLOOK AND A SHORT WALK TO THE MILL POND. THE PROPERTY IS SITUATED IN THE POPULAR VILLAGE OF KIRKBURTON, CLOSE TO THE HIGH STREET, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND WITH FANTASTIC WALKS ON THE DOORSTEP.

The property briefly comprises entrance, open-plan living/dining room, and breakfast kitchen to the ground floor. To the first floor there are three bedrooms and the house shower room. Externally to the front is a low maintenance buffer garden, to the rear is a flagged patio with pleasant view towards the Mill Pond.

Tenure Freehold.

Council Tax Band A.

EPC Rating D.



GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed, composite front door with obscure glazed inserts and leaded detailing into the entrance. The entrance features oak flooring, a beautiful exposed dressed stone feature wall and decorative wall panelling, and then leads seamlessly into the open-plan living dining room.

OPEN-PLAN LIVING DINING ROOM

17' 10" x 16' 6" (5.44m x 5.03m)

The living dining room enjoys a great deal of natural light cascading through a double-glazed window to the front elevation with stone lintel, window seat and cupboards beneath. The room features oak flooring, a decorative inset fireplace, beautiful bespoke fixed-frame cupboards to either side of the chimney breast, and exposed timber beams to the ceiling with the exposed dressed stone wall following the staircase up to the first floor. There is a central ceiling light point, three wall light points, a radiator, a multi-panel timber and glazed door proceeding into the breakfast kitchen, and a multi-panel door also encloses the understairs cupboard.





BREAKFAST KITCHEN

15' 0" x 8' 8" (4.57m x 2.64m)

The breakfast kitchen features fitted wall and base units with complementary timber work surfaces over, which incorporate a single-bowl, stainless steel sink and drainer unit with chrome mixer tap. There is high-gloss tiling to splash areas, attractive oak flooring, a radiator, a bank of double-glazed windows to the rear elevation, an array of fitted appliances including a four-ring ceramic induction hob with canopy-style cooker hood over, a fan-assisted Logik oven and a dishwasher. The kitchen also houses the wall-mounted combination boiler and features a double-glazed composite door proceeding to the rear garden.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the open-plan living dining room, you reach the first flooring landing. There is a fabulous, exposed, Yorkshire dressed stone feature wall, a ceiling light point, a wall light point, a partly exposed timber beam to the ceiling, and a loft hatch providing access to a useful attic space. Multi-panel doors provide access to three bedrooms and the house shower room.

BEDROOM ONE

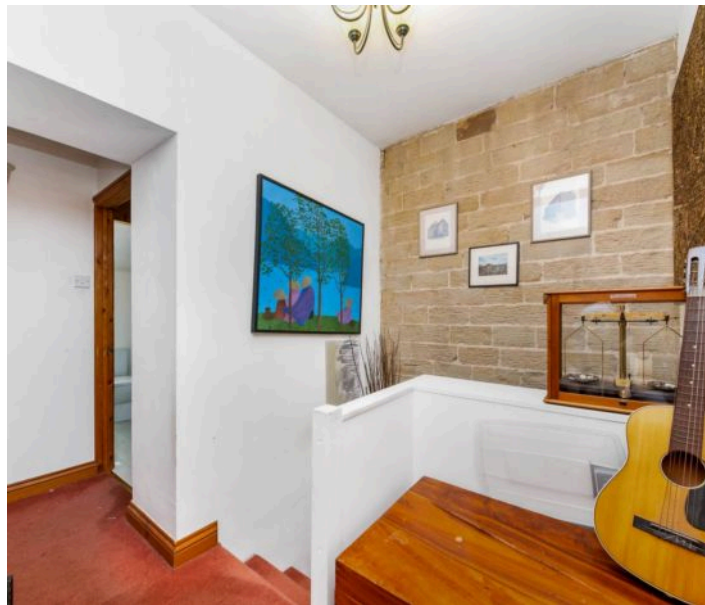
16' 6" x 8' 7" (5.03m x 2.62m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a double-glazed window to the front elevation which offers pleasant views across rooftops and of a tree-lined outlook, and the focal point of the room is the decorative cast-iron fireplace with stone lintel and surround.

BEDROOM TWO

10' 0" x 8' 10" (3.05m x 2.69m)

Bedroom two can accommodate a double bed with ample space for freestanding furniture. The room boasts a fabulous, Yorkshire dressed stone feature wall, a partly exposed timber beam to the ceiling, a ceiling light point, a radiator, and a double-glazed window to the front elevation which again provides a pleasant and open outlook over rooftops.





BEDROOM THREE

8' 7" x 7' 0" (2.62m x 2.13m)

Bedroom three is situated to the rear of the property and can accommodate a single bed with space for freestanding furniture. Alternatively, it could be utilised as a home office or nursery. It features a bank of double-glazed windows to the rear elevation with fabulous views, an exposed timber beam to the ceiling, a radiator, and a light point.

HOUSE SHOWER ROOM

7' 6" x 8' 7" (2.29m x 2.62m)

The house shower room features a modern, white, three-piece suite comprising a fixed-frame shower cubicle with thermostatic remote Mira shower, a low-level WC with push-button flush, and a broad wash hand basin with chrome monobloc mixer tap and vanity cupboards beneath. There is a panelled ceiling with inset spotlighting, an exposed timber beam to the ceiling, an extractor fan, a radiator, a double-glazed window with obscure glass to the rear elevation, and a cupboard which houses the plumbing and provisions for an automatic washing machine with shelving above.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a stone flagged buffer garden with a well-stocked flower and shrub bed, and an external light. Please note that the residents on Carters Row do utilise the lane for on-street parking.

REAR GARDEN

Externally to the rear, the property features an enclosed and low maintenance garden with a flagged patio ideal for al fresco dining and barbecuing. There is a hard standing with space for a shed and a pathway at the bottom of the garden which proceeds to a bridle path which leads into the woodland and to the millpond. There is an external security light, raised flower and shrub beds, and the gardens enjoy a pleasant woodland outlook.





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.

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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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