

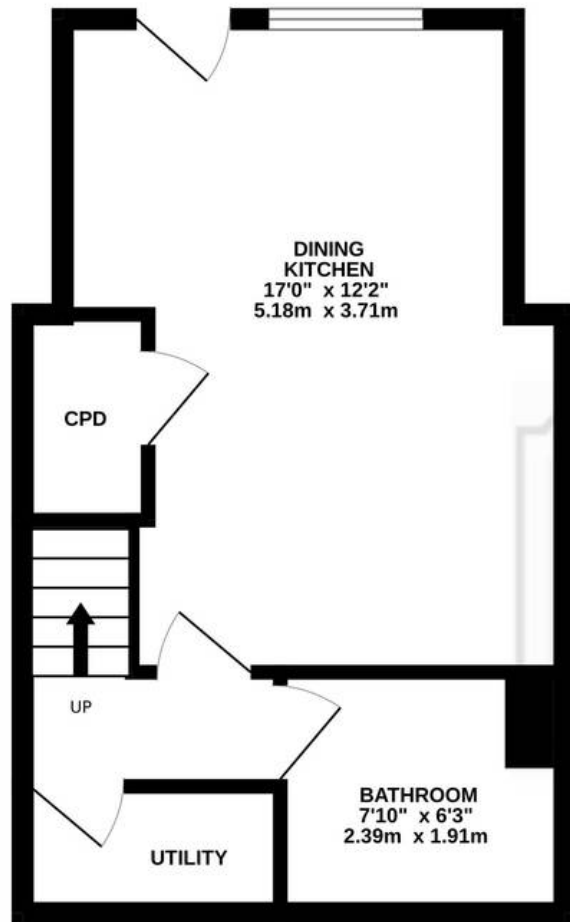


Low Town, Kirkburton

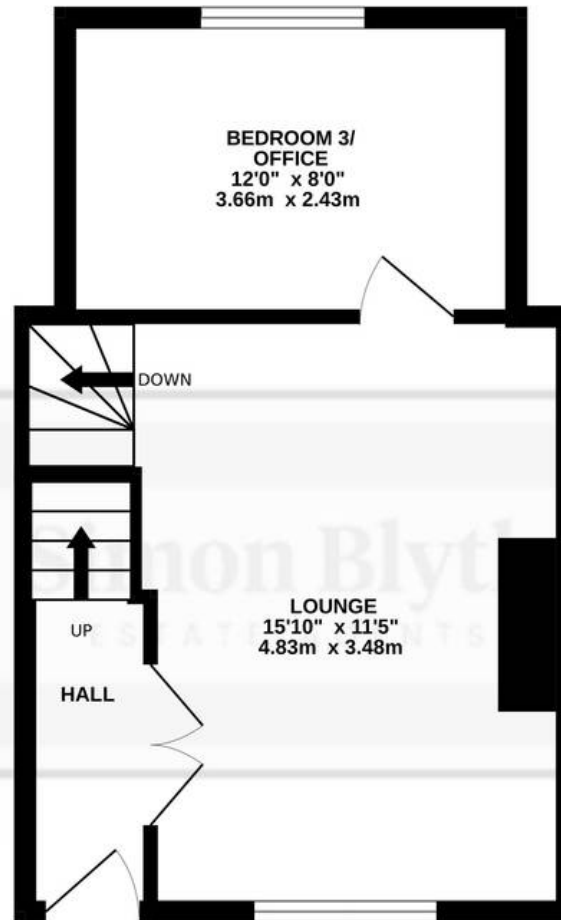
Huddersfield, HD8 0SD

Offers in Region of **£189,000**

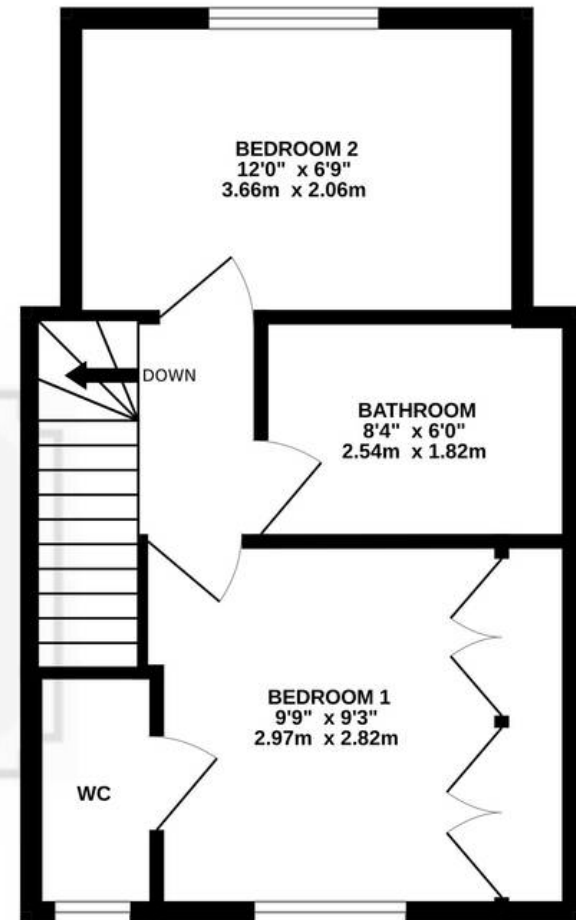
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



LOW TOWN

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8 Low Town

Kirkburton, Huddersfield, HD8 0SD

A TWO/THREE BEDROOM, END TERRACE PROPERTY, NESTLED JUST OUTSIDE THE SOUGHT AFTER VILLAGE CENTRE OF KIRKBURTON. OFFERING VERSATILE ACCOMMODATION ACROSS THREE FLOORS, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, lounge, ground floor bedroom/home office to the ground floor. To the lower ground floor there is a utility room, spacious open-plan dining-kitchen with understairs pantry and a bathroom. To the first floor there are two double bedrooms and the house bathroom, with bedroom one having en-suite WC facilities. Externally the property is accessed directly from Low Town to the front, to the rear is a flagged patio area with space for sitting out.

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



GROUND FLOOR

ENTRANCE

8' 2" x 3' 4" (2.49m x 1.02m)

Enter into the property through a multi-panel, timber and glazed front door with obscure glazed inserts into the entrance hall. There is part decorative coving to the ceiling, a staircase with wooden banister and traditional spindles rising to the first floor, and twin oak and glazed doors proceeding into the lounge.

LOUNGE

15' 10" x 11' 5" (4.83m x 3.48m)

The lounge is a generously proportioned reception room which features a double-glazed hardwood window to the front elevation. There is decorative coving to the ceiling, an ornate ceiling rose with central ceiling light point, two wall light points, a radiator, a wooden banister with spindle balustrade, and a single glazed window to the side elevation which provides natural light. A door proceeds into the second reception room/ground floor bedroom and a kite winding staircase descends to the lower ground floor.



SECOND RECEPTION ROOM / GROUND FLOOR BEDROOM

12' 0" x 8' 0" (3.66m x 2.44m)

This versatile space can be utilised in a variety of ways, having previously been a ground floor bedroom, home office and playroom. It features a bank of double-glazed windows to the rear elevation providing a great deal of natural light and offering pleasant open-aspect views across neighbouring gardens. There is a ceiling light point, a radiator, and the focal point of the room is the living flame effect gas fireplace inset into the chimney breast with a brick backcloth set upon a raised granite hearth and with timber mantel surround.





LOWER GROUND FLOOR

LOWER GROUND FLOOR VESTIBULE

Taking the kite winding staircase from the lounge, you reach the vestibule which has doors providing access to the open-plan dining kitchen, lower ground floor bathroom and utility room. There is a ceiling light point in situ.

UTILITY ROOM

6' 0" x 3' 2" (1.83m x 0.97m)

The utility room has plumbing and provisions for an automatic washing machine, fitted shelving in situ, and a ceiling light point.

BATHROOM

6' 3" x 7' 10" (1.91m x 2.39m)

The bathroom features a three-piece suite comprising a low-level WC, a pedestal wash hand basin, and a panel bath with electric Mira Sprint shower over. There is tiling to the walls, a central ceiling light point, an extractor fan and a radiator.

OPEN-PLAN DINING KITCHEN

17' 0" x 12' 2" (5.18m x 3.71m)

The dining kitchen enjoys a great deal of natural light courtesy of a double-glazed window and a multi-panel timber and glazed door providing access to the rear elevation. There is part-carpet and part-wood effect vinyl flooring, a ceiling light point, a wall light point, a radiator, and a door which provides access to a useful downstairs pantry. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a single-bowl, composite sink and drainer unit with chrome mixer tap. There is space for a gas cooker with cooker hood over, a glazed display cabinet with leaded detailing, and a breakfast peninsula with tiled work surface.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the lounge, you reach the first floor landing. There are doors providing access to two double bedrooms and the house bathroom, a wooden banister with spindle balustrade over the stairwell head, a ceiling light point, and a loft hatch providing access to a useful attic space.

BEDROOM ONE

9' 9" x 9' 3" (2.97m x 2.82m)

Bedroom one is a double bedroom which benefits from a bank of fitted wardrobes with sliding mirrored doors, hanging rails and shelving in situ. There is a double-glazed hardwood window to the front elevation, a fabulous exposed timber beam to the ceiling, a wall light point, a radiator, and a door providing access to the en-suite WC.

BEDROOM ONE EN-SUITE WC

6' 8" x 3' 5" (2.03m x 1.04m)

The en-suite WC features a white, two-piece suite comprising a low-level WC and a pedestal wash hand basin. There is a radiator, a ceiling light point, and a double-glazed window with obscure glass to the front elevation.

BEDROOM TWO

12' 0" x 6' 9" (3.66m x 2.06m)

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a double-glazed window to the rear elevation, a ceiling light point, and a radiator.





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ESTATE AGENTS

HOUSE BATHROOM

8' 4" x 6' 0" (2.54m x 1.83m)

The house bathroom features a three-piece suite comprising a low-level WC with push-button flush, a pedestal wash hand basin with chrome mixer tap and tiled splashback, and a panel bath with showerhead mixer tap and glazed shower guard. There is tiling to the splash areas, vinyl tiled flooring, an exposed timber beam to the ceiling, a ceiling light point, an extractor vent, and a chrome ladder-style radiator.

EXTERNAL

FRONT GARDEN

Externally to the front, the property is accessed directly off Low Town.

REAR GARDEN

Externally to the rear is a flagged area ideal for sitting out, there is a pedestrian and vehicular right of access beyond the flagged area for neighbouring cottages.



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.

MAILING LIST

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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 independent 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 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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