



Applegate  
Properties



## Hallas Road, Kirkburton, Huddersfield, HD8 0QQ

**Offers over: £150,000**

A recently improved two bedroom mid terrace with brand new kitchen and bathroom offering further potential in desirable central village location. No chain.

- Mid through terrace
- Two bedrooms
- Partly refurbished
- Popular village





## PROPERTY DESCRIPTION

Located close to the popular and varied shops and amenities of Kirkburton village is this attractive stone fronted mid through terrace. While benefitting from a host of recent improvements including décor, carpets, new kitchen and bathroom, the property offers excellent further potential including to the loft space (subject to relevant consents).

Having electric panel heating (no gas currently) the property may well suit a variety of buyers including the first time buyer or down-sizer.

In brief the accommodation comprises: Entrance Lobby, spacious Living Room, Inner lobby with access to useful cellar, newly fitted Kitchen with door to rear. To the First Floor a landing area leads to the Principal Bedroom with fitted wardrobes, second single/box room with overstairs limited access to a spacious loft space, large dressing room/study with airing cupboard and door to newly fitted Shower Room furnished with a contemporary three piece white suite with contrasting tiled surround.

Externally, the property has well stocked gardens to the front with front access gate and further enclosed yard with bin storage to the rear. No Vendor Chain.

EPC: F

Tenure: Freehold

Council Tax: A

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.









Approx Gross Internal Area  
65 sq m / 701 sq ft



Cellar  
Approx 5 sq m / 56 sq ft

Ground Floor  
Approx 30 sq m / 318 sq ft

First Floor  
Approx 30 sq m / 327 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED