

MARSH & MARSH PROPERTIES

Kirkfield House, 50 Stead Lane, Kirkheaton, Huddersfield, HD5 0JP

£750,000



****DO NOT OVERLOOK THIS PROPERTY – THIS IS A LONG TERM FAMILY HOME SET WITHIN PRIVATE GROUNDS**** This impressive FIVE-BEDROOM detached character home with ample parking, and a large detached double garage sits on almost an acre of gardens and boasts far-reaching views including that of Castle Hill. Kirkfield House is in the semi-rural village of Kirkheaton, with easy access to the M1 and M62 motorways along with local railway stations. The property is ideal for a growing family, with private gardens to all four sides to provide a wonderful and safe environment for children to enjoy and play. In brief the home comprises of entrance porch, family room, dining kitchen, lounge, dining room and guest bedroom with ensuite all to the ground floor. The first-floor landing provides access to a master bedroom with dressing room, guest bedroom with ensuite shower room, two further bedrooms and family bathroom. Externally attached to the property there is an outbuilding with a laundry room, and hobby room. The gardens extend along all four sides of the property with lawned areas, patios, mature trees and planted flowers and shrubs. There is a large double garage, a green house and a large garden shed.

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ENTRANCE PORCH

Enter the porch via a UPVC door, there is a wooden floor and UPVC window. Access to the home is through an original 200-year-old door.

FAMILY ROOM 4.2 x 5.2m (13'7 x 17'0)



This room is boasts exposed ceiling beams, an open staircase, laminate flooring, two radiators, a UPVC window and patio doors provide a dual aspect outlook across the gardens.

DINING KITCHEN 3.4 x 5.2m (11'1 x 17'0)



A wide range of wall and base units all with solid oak doors, boast an integrated dishwasher and a fridge. The large Leisure Cooker is included where there is also a large cooker hood above. Along

with a porcelain one and a half sink with chrome mixer tap and splashback tiles there is a tiled floor, exposed ceiling beams, three UPVC windows which provide a dual aspect outlook, access to the basements and good views across the garden and out onto Castle Hill.



BASEMENT

Two large rooms are both clean and dry perfect for storage. Measurements can be seen on the floorplan.

LIVING ROOM 5.8 x 4.2m (18'10 x 13'9)



A room with two radiators, a feature cast iron fireplace, and wooden surround original coving.

DINING ROOM 4.5 x 4.2m (14'9 x 13'9)



A room with a radiator, feature cast iron fireplace, wooden surround coving and ceiling rose and UPVC window.

FRONT ENTRANCE

A large solid wood door and transom window as well as the original coving and architrave. This entrance hall gives access to the lounge, dining room and one of two staircases to the first floor.

GROUND FLOOR GUEST BEDROOM 3.2 x 5.2m (15'5 x 17'0)



A good-sized double bedroom that has fitted wardrobes with sliding doors, two radiators, wooden flooring, and dual aspect UPVC windows.

EN-SUITE / CLOAK ROOM



Modern white two-piece suite with a hand wash basing and a low flush toilet. To complete the room there are partly tiled walls, wooden flooring, and an extractor fan.

LANDING

Staircases leading up from both the entrance hall and the family room. Loft access and two UPVC windows.

MASTER BEDROOM 4.5 x 4.5m (14'9 x 14'8)



A generously sized double bedroom with a radiator and dual aspect UPVC window.

DRESSING ROOM

A room with a radiator and UPVC window.

BEDROOM TWO / GUEST ROOM 4.5 x 4.2m (14'9 x 13'9)





A three-piece suite comprising of a glass shower cubicle, pedestal sink, and low flush toilet. To complete this room the partly tiled walls, a radiator, extract fan, and UPVC window.

BEDROOM THREE 4.3 x 2.3m (14'3 x 7'6)



A decent size double room with radiator and UPVC window.

EN-SUITE / SHOWER ROOM



A double room with a storage cupboard, radiator and UPVC window.

BEDROOM FOUR 2.2 x 2.9m (7'2 x 9'6)



A generously sized single room with radiator and UPVC window.

BATHROOM

A three-piece suite comprises of a corner bath, large walk-in shower cubicle with power shower



and pedestal sink. To complete this room there are partially tiled walls and tiled flooring, an airing cupboard and a UPVC window. There is a separate W/C just outside the bathroom.



GARAGE / WORKSHOP 5.7 x 6.9m (18'7 x 22'6)

This artificial stone built double garage with an open/over garage door and secure side access door is currently being used as a workshop. This useful space has wall and base units for storage, power, and lighting.

LAUNDRY ROOM 3.0 x 3.1m (10'0 x 10'2)

Linked to the house by a secure storage area (3.0 x 0.9m) is the laundry room. A great storage room with space and plumbing for a washing machine, overhead storage, dual aspect windows and a solid wood door.



WORKSHOP 3.7 x 3.1m (12'1 x 10'2)

Currently used by the owner as an arts and crafts room this space offers wall and base units for storage, a wooden stable door, and a dual aspect window.



EXTERNAL Approx. 0.9 Acre



Access the private grounds via two gated entrances, you will then find large lawn gardens to all four sides of the home bordered by both dry-stone walling and hedges. Additionally, there is a fishpond and a beautiful Yorkshire stone patio area with a water feature and stone table bordered by an impressive half circle dry stone wall.



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