



8 School Lane, Kirkheaton, Huddersfield, HD5 0JS

£250,000

bramleys



*This well maintained 3 bedroomed semi-detached family home has been modernised by the current owners to provide good quality accommodation. Being located in the popular area of Kirkheaton, the property is conveniently located for access to a wide array of local amenities within the village including well regarded local schools. The property benefits from gardens to both the front and rear together with a garage providing off-road parking and additional storage space as well as benefitting from uPVC double glazing and gas central heating. The property would make an ideal purchase for the growing family, first time buyer or professional couple alike with accommodation comprising: entrance hall, lounge, dining kitchen, 3 bedrooms (2 doubles 1 single) and modern bathroom. An early internal inspection is highly recommended to appreciate what the property has to offer.*

*Energy Rating: D*

## GROUND FLOOR:

Enter the property via a composite door into:-

### Entrance Hall

Where there is a central heating radiator, staircase to the first floor and modern flooring with a herringbone design.

### Lounge

15'8 max x 14'0 max (4.78m max x 4.27m max)

The herringbone flooring continues into the lounge which has a central heating radiator, uPVC double glazed window and a set of glazed doors leading to the kitchen.

### Dining Kitchen

18'7 x 10'10 (5.49m x 3.05m x 3.05m)

Comprising a range of base and wall units with working surface over and breakfast bar, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, sink unit, electric cooking point, under stair storage cupboard, tall wall mounted radiator, uPVC double glazed window and uPVC French doors leading to the garden.



## FIRST FLOOR:

### Landing

There is a loft access point and uPVC double glazed window.

### Bathroom

Furnished with a modern 3 piece suite comprising low flush WC, wash hand basin with storage beneath and panelled bath with shower over and folding screen. There is also a ladder style towel rail and uPVC double glazed window.

### Bedroom 1

14'1 x 11'6 (4.29m x 3.51m)

Fitted with a central heating radiator, uPVC double glazed window, fitted wardrobes and over bed storage cupboards.

### Bedroom 2

11'6 x 10'11 (3.51m x 3.05m x 3.35m)

There is a central heating radiator, uPVC double glazed window and built in airing cupboard housing the boiler.



### Bedroom 3

8'11 x 6'8 (2.72m x 2.03m)

A comfortable single room with a central heating radiator and uPVC double glazed window.

#### OUTSIDE:

To the front is a lawned garden with planted borders. To the rear is a further lawn with seating area and rear access gate. A garage with internal power provides storage or off-road parking as required.

#### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DIRECTIONS:

Leave Huddersfield via Wakefield Road and proceed through the traffic lights at Aspley. Continue to the traffic lights at Moldgreen and then take a left hand turning onto Broad Lane which then becomes Long Lane and then Crossley Lane. Upon reaching the mini roundabout take a left hand turning onto School Lane where the property can be found on the right hand side.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

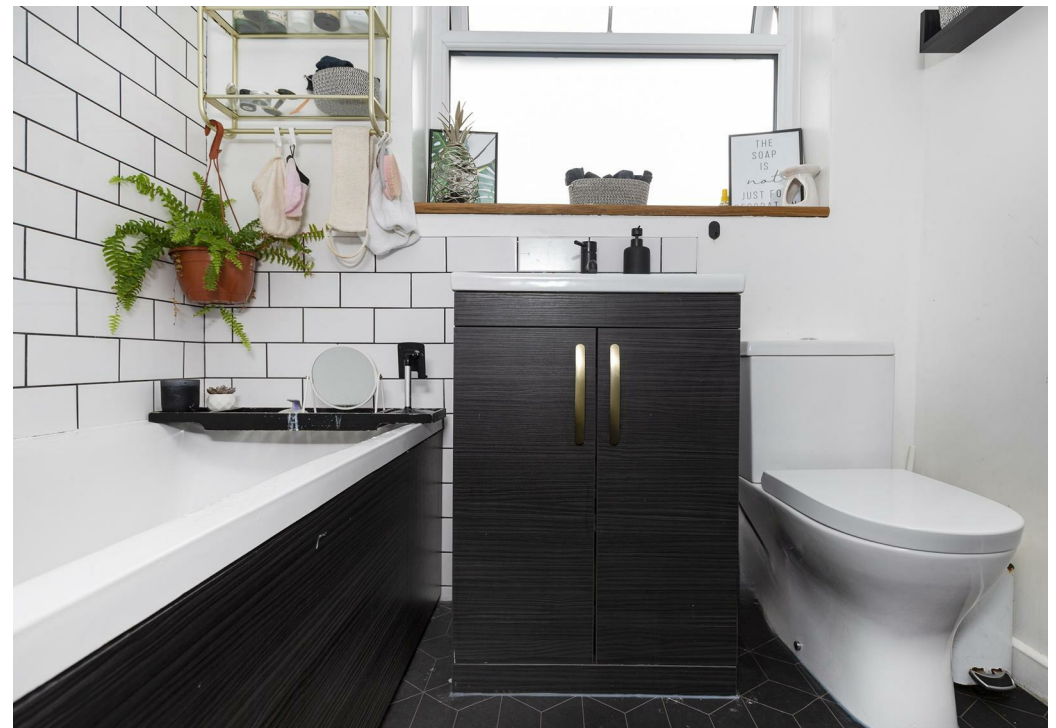
Band B

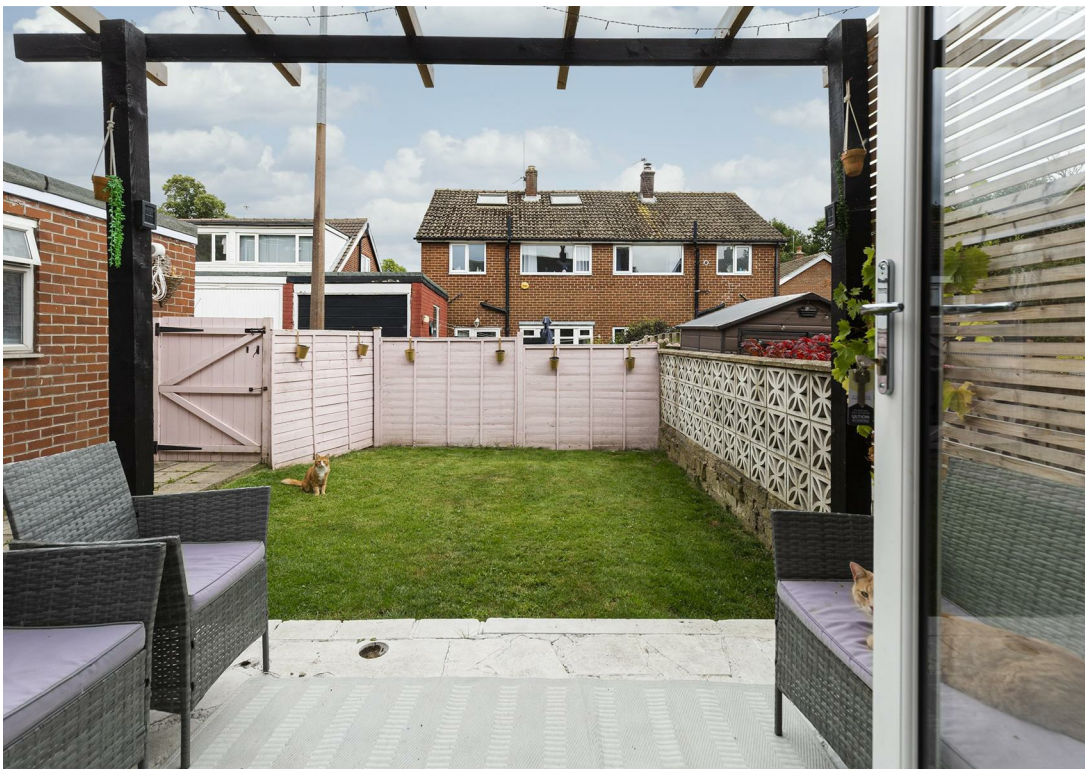
#### MORTGAGES:

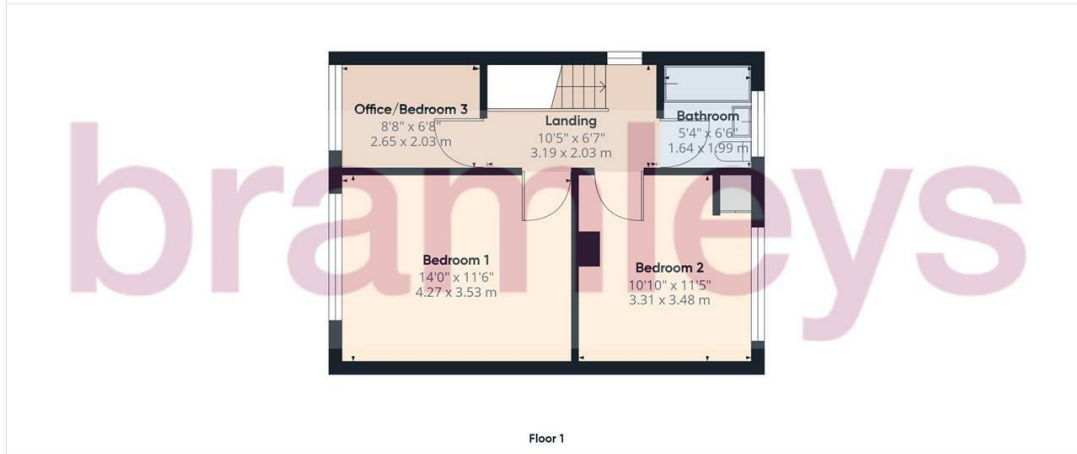
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Approximate total area<sup>(1)</sup>  
 874.14 ft<sup>2</sup>  
 81.21 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

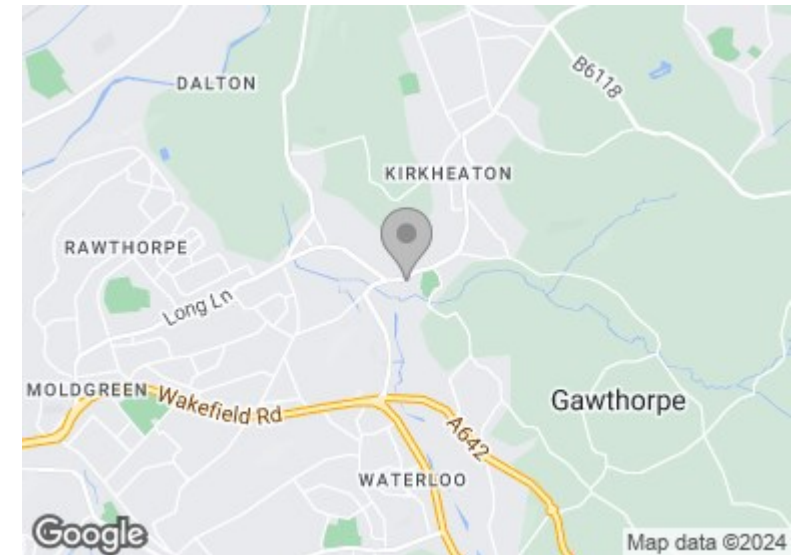
GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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



Huddersfield | Halifax | Elland | Mirfield

