



4 Hall Lane, Kirkburton, Huddersfield, HD8 0QW
£190,000

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A beautifully presented, period cottage situated within a pleasant hamlet of character properties in the sought after village of Kirkburton. The property benefits from fabulous open plan living dining kitchen accommodation with dual aspect and bi-fold doors leading to the rear garden. Boasting 2 bedrooms, quality fitted kitchen with integrated appliances and a modern bathroom and downstairs WC. The accommodation briefly comprises:- entrance hall, downstairs WC and open plan living dining kitchen to the ground floor. To the first floor, there are 2 double bedrooms and a three piece bathroom. Externally, the property is accessed via a shared lane to the front and to the rear is an enclosed low maintenance cottage garden with timber fencing. Ideally located for well regarded schooling, amenities and good access to commuter links. NO VENDOR CHAIN
Energy Rating: D



GROUND FLOOR:

Enter the property via a timber external door into:-

Entrance Vestibule

Having a radiator, tiled flooring and doors providing access to the downstairs WC and open plan living area.

WC

Fitted with tiled flooring and a modern contemporary 2 piece suite comprising low level WC and a wash hand basin with vanity unit under and chrome monobloc mixer tap. There are high gloss brick effect tiled walls, inset spotlighting with motion sensor and a double glazed window with obscure glass to the front. The WC houses the combination boiler within a storage cupboard.

Lounge

17'9 x 15'0 (5.41m x 4.57m)

The spacious open plan living area is of generous proportions and features a ¾ depth window to the side elevation, 2 radiators and inset spotlighting. There is a winding open tread staircase which rises to the first floor and the living area seamlessly leads into the open plan dining kitchen.

Kitchen Dining Area

13'9 x 9'6 (4.19m x 2.90m)

The open plan dining kitchen benefits from a wealth of natural light with dual aspect windows to the rear and side elevations. There is a bank of double glazed bi-folding doors to the rear elevation which provides access to the rear garden and inset spotlighting, high quality LVT flooring and 2 vertical anthracite column radiators. The kitchen features a range of fitted wall and base units with complimentary work surfaces over which incorporate a single bowl composite sink and drainer unit with brushed gold mixer tap. Being well equipped with built-in appliances including a 4 ring gas hob with stainless steel splashback and canopy style cooker hood over and a built-in fan assisted oven, integrated under-counter fridge and freezer, integrated washer dryer and a built-in slim line dishwasher. There is a matching up-stand to the work surface and through the bi-fold doors there is a low maintenance seating area with timber fencing.

FIRST FLOOR:

Landing

Featuring inset spotlighting, a wooden banister with cast iron balustrade, loft hatch providing access to the attic and access to both bedrooms and bathroom.

Bedroom 1

11'10 max x 8'5 (3.61m max x 2.57m)

Benefitting from a wealth of natural light from the double glazed bank of windows to the front which enjoys fantastic views towards Storthes Hall Woods. There is inset spotlighting, a television point and a radiator.

Bedroom 2

11'7 x 6'9 (3.53m x 2.06m)

Having a double glazed window to the front elevation which takes full advantage of the property's elevated position with views towards Storthes Hall Woods. There is inset spotlighting to the ceiling, a television point and a radiator.



Bathroom

Furnished with a modern contemporary 3 piece suite which comprises of a low level WC with push button flush, wash hand basin with vanity unit under and chrome monobloc mixer tap and a panelled bath with thermostatic shower over and glazed shower guard. Also having tiled flooring and contrasting tiling to the walls, inset spotlighting to the ceiling, a chrome ladder style radiator and a double glazed window with obscure glass to the front elevation.

OUTSIDE:

The property is situated within a pleasant hamlet of period cottages. There is pedestrian access to the front of the property via a private lane which is flagged and passes neighbouring cottages to the subject property. To the front, there is an external light and water tap. The rear features a low maintenance cottage garden which is gravelled and has perimeter fencing. There is also an external light. On-street parking.

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 (A642). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights at Waterloo take the right hand lane into Penistone Road. Continue on the main road for approximately 2 miles, on reaching the traffic lights with the White Swan Inn turn left into Far Dene. Proceed up the hill and turn right onto Hall Lane where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

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.

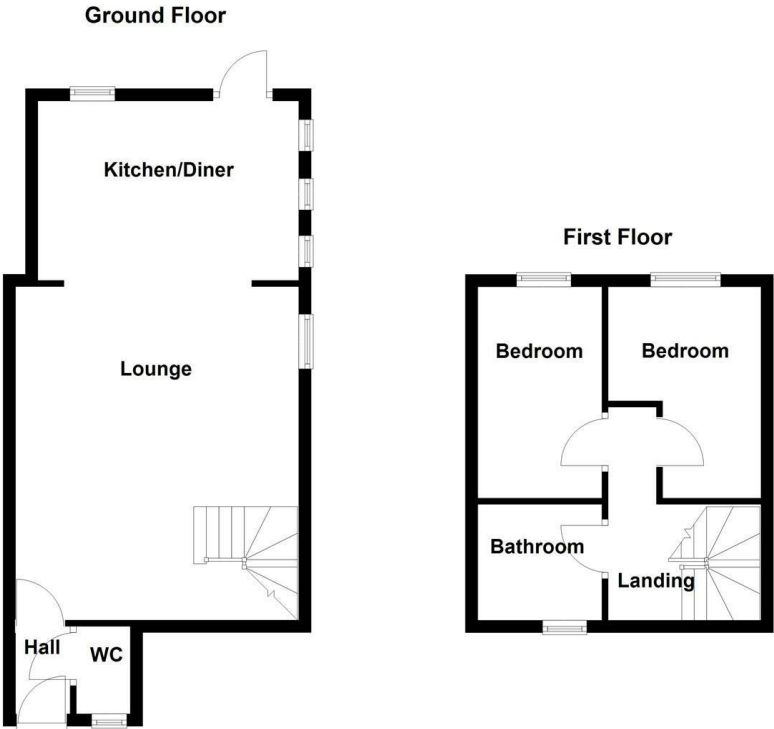
ONLINE CONVEYANCING SERVICES:

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.

VIEWINGS:

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361



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

