



27 Riley Lane, Kirkburton, Huddersfield, HD8 0SX

Asking Price £599,000

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This substantial stone built 4 bedroomed detached property is situated in this highly desirable residential location in the popular village of Kirkburton adjoining greenbelt land to the rear. Providing nearly 2,400 sqft of living accommodation, the property would make an ideal family home. The property does require a programme of modernisation and improvement works however this has been reflected within the asking price. Seldom do properties of this size and nature appear on the open market and only by a personal inspection can one truly appreciate the size, position and outstanding views of this family home.

Energy Rating: D





GROUND FLOOR:

Entrance Porch

A timber and glazed arched entrance door gives access to the entrance porch which has a sealed unit double glazed window and a further timber and bevel edged glazed door leading into the:-

Dining Hall

15'10" x 10'6" (4.83m x 3.20m)

A most spacious dining hall having an exposed feature beamed ceiling, 5 wall light points and a central heating radiator. Timber and glazed bevel edged doors lead through to the lounge, with an additional door through to the dining room and a further door through to the breakfast kitchen.

Lounge/Dining Room

28'3" x 16'4" (8.61m x 4.98m)

A most spacious sitting room having windows to 3 sides providing superb views across the adjacent greenbelt countryside and to Kirkburton village. There is a feature stone fireplace, central heating radiators, stone archway leading to the dining area and sliding patio doors leading directly into the conservatory.

Conservatory

10'6" max x 13'0" (3.20m max x 3.96m)

Peacefully situated to the rear of the property with views over the adjacent fields towards Kirkburton cricket club, the conservatory is set onto a stone base with sealed unit double glazed windows to 3 sides and French doors leading directly into the rear gardens. There is a wall mounted electric storage heater.

Breakfast Kitchen

16'0" x 12'1" (4.88m x 3.68m)

Having a range of matching floor and wall units with laminated working surfaces and part tiling to the walls. There is a 4 ring gas hob, inset stainless steel sink unit with mixer taps and side drainer, in-built oven and grill. There are sealed unit double glazed windows to 3 sides.

Utility Room

7'8" x 6'9" (2.34m x 2.06m)

Having tiled flooring, plumbing for automatic washing machine and dishwasher, Belfast sink unit with hot and cold water and a composite rear entrance door. The tiling extends into the cloakroom/WC.

Cloakroom/WC

Having a low flush toilet, sealed unit double glazed window and central heating radiator.

FIRST FLOOR:

Landing

A staircase rises to the first floor landing which has a range of built-in robes and cupboards.

Master Bedroom

17'0" x 17'7" (5.18m x 5.36m)

A most spacious master bedroom having sealed unit double glazed windows to 3 sides again allowing superb far reaching views to the rear and views towards Emley Moor and across to Kirkburton village. There are 2 central heating radiators, built-in 4 door robes with hanging and shelving facilities and an access door leading to the ensuite bathroom.

Ensuite Bathroom

Having a 5 piece suite comprising low flush toilet, bidet, pedestal wash basin, panelled bath and shower cubicle. There is part tiling to the walls, central heating radiator, sealed unit double glazed window and an electrically heated chrome ladder style radiator.

Bedroom

10'11" x 12'6" (3.33m x 3.81m)

Peacefully situated to the rear of the property with superb rural views through the sealed unit double glazed windows.

Bedroom

19'9" x 16'8" (6.02m x 5.08m)

Having sealed unit double glazed windows to both the front and rear allowing superb rural views. There is a wall mounted electric storage heater and a range of built-in 10 door robes with hanging and shelving facilities.

Bedroom

16'4" x 13'3" (4.98m x 4.04m)

Situated to the side of the property with sealed unit double glazed windows to the side and front again providing stunning views. There is a central heating radiator.

Shower Room

Having a 3 piece white suite comprising low flush toilet, pedestal wash basin and shower cubicle with rainwater head. There is a chrome ladder style radiator and sealed unit double glazed window.

OUTSIDE:

To the rear is a double width tarmacadam driveway and parking apron giving access to the attached double garage. There is a second tarmacadam driveway to the front of the property with timber entrance gates providing additional parking for a further 2/3 vehicles or hardstanding for a caravan etc. To the side and rear are extensive lawned gardens with dry-stone boundary walls adjoining greenbelt fields to teh rear. There are mature borders, feature garden pond and greenhouse.

Double Garage

19'7" x 16'7" (5.97m x 5.05m)

Having a remote controlled up and over door, power and light points and a private rear access door.

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 (A629). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the traffic lights in Waterloo bear right onto Penistone Road. Proceed on the main road towards Kirkburton and Riley Lane is a left hand turning and the property can be identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

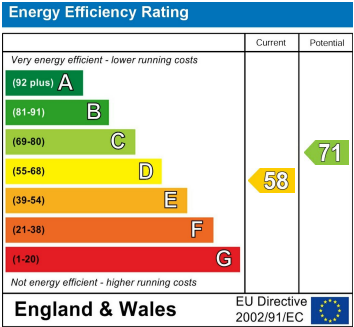
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

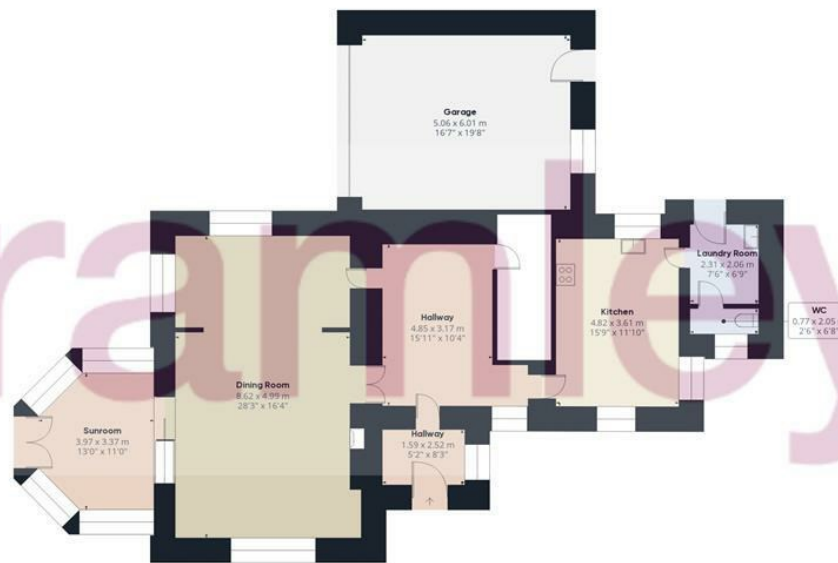
VIEWINGS:

Please call our office on 01484 530361 to book a viewing.









Floor 0



Floor 1

Approximate total area⁽¹⁾

242.31 m²

2608.21 ft²

(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.

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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

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