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28 North Road

Kirkburton, Huddersfield, HD8 0RH

A brilliant opportunity to purchase this surprisingly large three bedroom cottage hidden away in the heart of the village with lovely views and both front and rear gardens. The property has recently undergone a programme of improvement and is neutrally decorated throughout with contemporary fixtures and fittings. Briefly comprises porch, hallway, lounge, dining kitchen, utility and vaulted cellar. To the first floor are three bedrooms and a bathroom. Front and rear gardens. NO VENDOR CHAIN.

£220,000

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- THREE BEDROOM CHARACTER COTTAGE WITH LOVELY VIEWS
- DINING KITCHEN, LARGE UTILITY AND VAULTED CELLAR
- SECLUDED VILLAGE CENTRE LOCATION
- GARDENS TO FRONT AND REAR, SHARED PARKING
- EXCELLENT CONDITION THROUGHOUT WITH NEUTRAL DECORATION
- NO VENDOR CHAIN

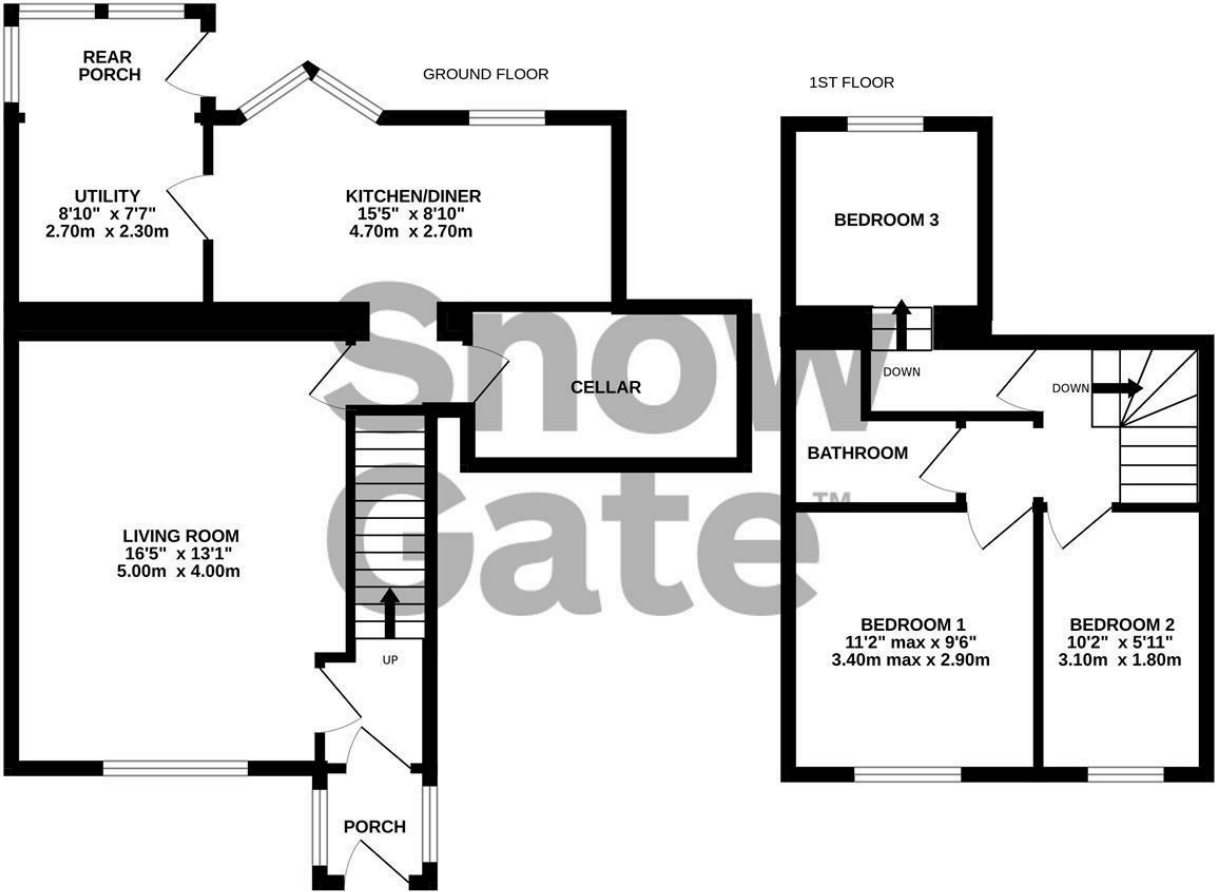
Entrance	First Floor Landing	Garden
Lounge 16'5" x 13'1" (5.00m x 3.99m)	Bedroom 2 10'2" x 6'1" (3.10m x 1.85m)	Parking
Dining Kitchen 15'7" x 9'1" (4.75m x 2.77m)	Bedroom 1 10'1" x 9'2" (3.07m x 2.79m)	
Utility Room 12'6" x 7'7" (3.81m x 2.31m)	Bathroom 7'2" x 7'0" max (2.18m x 2.13m max)	
Vaulted Cellar 10'7" x 6'2" (3.23m x 1.88m)	Bedroom 3 8'5" x 7'5" (2.57m x 2.26m)	



Directions
Located off North Road down a cobbled track between Normans and Picturesmiths. The property is then on the right hand side.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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