



5 Stead Lane, Kirkheaton, Huddersfield, HD5 0JP



SHERIDAN
BAILEY
PROPERTY



This 4 bed semi detached property is located in the sought-after village location of Kirkheaton and benefits from far reaching countryside views across to Emley Moor.

The property briefly comprises - entrance hall, living room into dining room, kitchen, study, downstairs WC. To the first floor there is a long landing with loft access, three double bedrooms and 2 single bedroom (one used as a home office) as well as a bathroom.

The property has a large garage space running alongside the side of the property and is ideal for storage, also providing plumbing for washing machine. This area would make the perfect space for someone looking for a workshop.

The rear gardens are mature and well maintained with a flagged patio, lawn and surrounded with mature shrubs and borders.

Asking price £285,000





Garage

Glass panelled wooden door leads to garage at the side of house and provides excellent storage space and can also be easily utilised for homeowners looking for a workshop. This large space is also ideal for families especially after sporting/outdoor activities. There is plumbing for washing machine and dryer. The Garage has access door to the rear leading out to patio and garden.

The main door to the property is from the garage

Entrance Hall

Good sized entrance hall with solid oak flooring

Living Room / Dining Room

The living room benefits from a feature bow window looking out to the front garden. Room for sofa, armchair and occasional living room furniture. Solid oak flooring. The Living Room wraps around into the Dining Space where there is ample room for a 6 seater dining table and chairs. Further window to front elevation makes this a light, bright social space. Door off to Kitchen

Kitchen

The Kitchen comprises a range of matching cream wall and base units with black granite worktops over. Integrated appliances include, BOSCH larder fridge/freezer, BOSCH dishwasher, BOSCH 5 burner gas hob with extractor over, and a double oven. 1.5 sink and drainer with waste disposal and mixer tap over. Large window to rear gardens and views. Solid oak flooring

Study / Home Office

Cosy room for Study with window to rear garden and views.

Downstairs WC

WC comprising low level WC, vanity wash handbasin, black laminate flooring and frosted window to rear elevation.



Under stairs store

Stairs to first floor landing

Master Bedroom

Generous double bedroom with fitted triple wardrobes. Fabulous far reaching countryside views across to Emley Moor.

Bedroom 2

Good sized double bedroom with garden and countryside views.

Bedroom 3

Small double bedroom with window to front elevation

Bedroom 4

Single bedroom currently used as a dressing room

Bedroom 5

Single bedroom currently used as a Home Office, window to front elevation

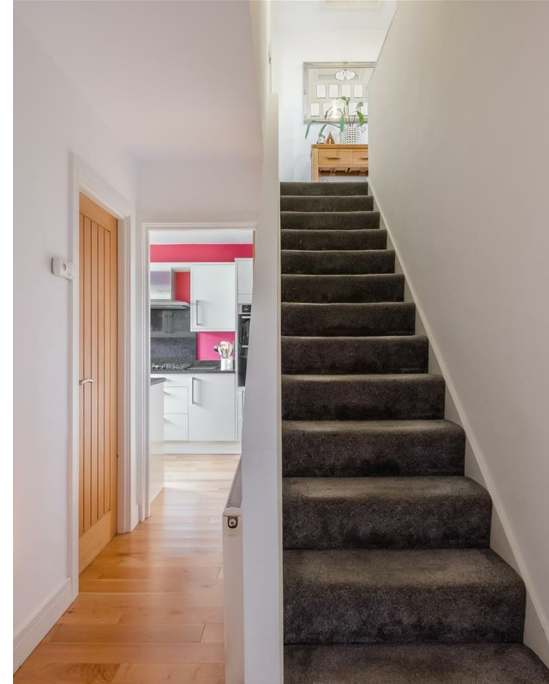
Bathroom

Bathroom is fully tiled and comprises, corner, bath, corner shower, WC, wash handbasin and chrome heated towel rail. Privacy window to rear elevation.

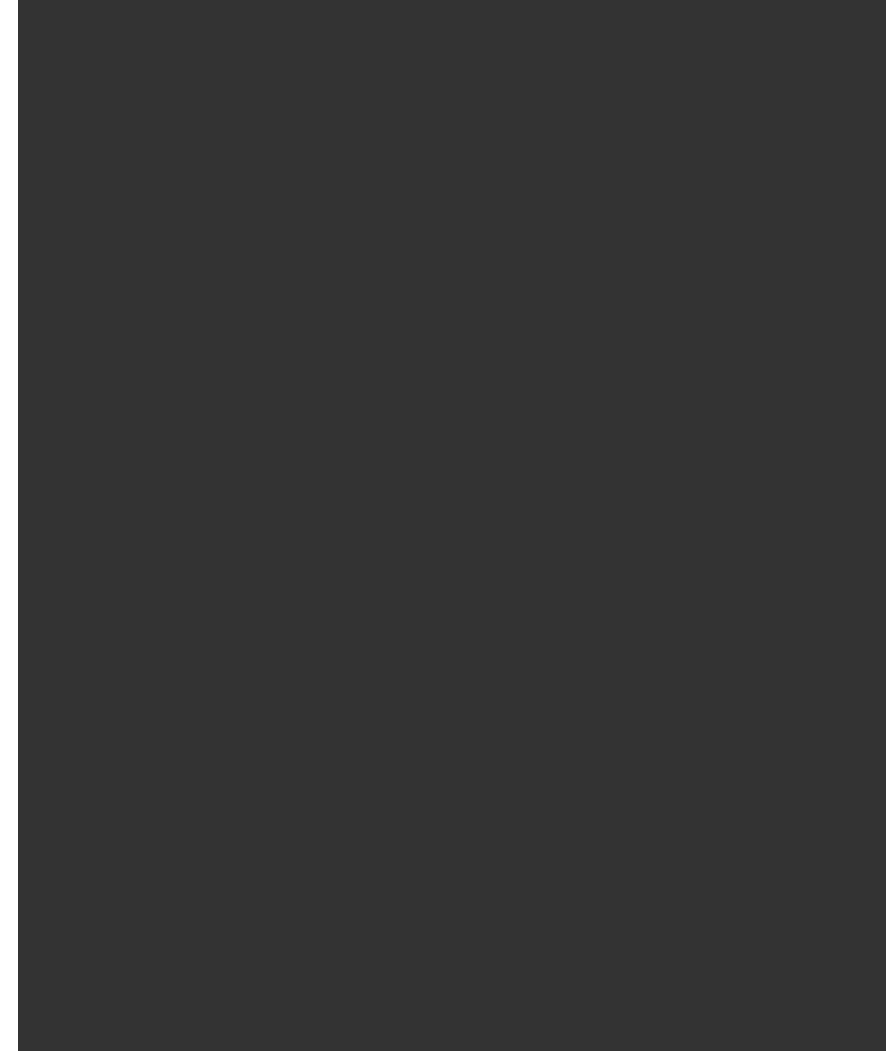
External Areas

The front of the property benefits from a single private driveway and is laid to lawn to one side with mature shrubs and borders. The property is accessed from the side of the property

To the rear of the property is a well maintained garden and patio area, and is a haven for all gardeners. Greenhouse/ Potting shed. Flagged patio area for outdoor furniture and BBQ. The remainder is laid to lawn and privacy is provided by mature shrubs and borders. Importantly the rear of the property is not overlooked and has fantastic views. There is an outside tap and lighting.

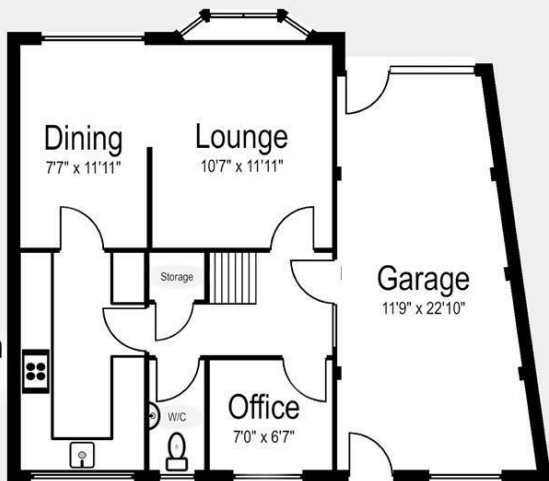






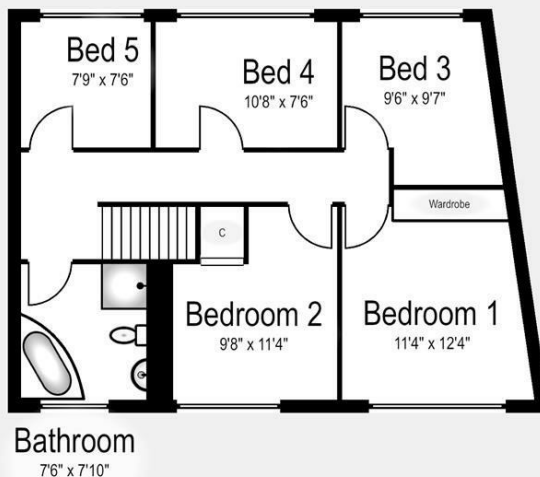


Front Ground



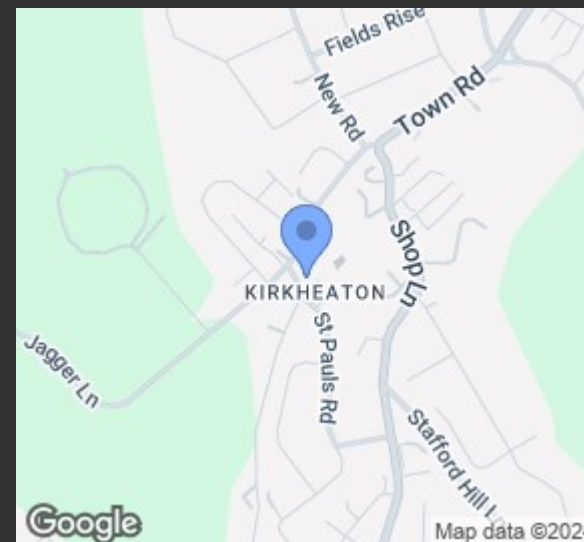
HD5 OJP
Internal - 1290ft2

1st Floor



This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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