



Cotswold Mews, Kirkburton Huddersfield HD8 0XE

welcome to

Cotswold Mews, Kirkburton Huddersfield

GUIDE PRICE £240,000-£250,000 SOLD WITH NO UPPER CHAIN. MODERN MID TERRACED HOUSE AFFORDING THREE BEDROOM ACCOMMODATION WITH GARDENS, OFF STREET PARKING AND GARAGE OCCUPYING A PLEASANT CUL DE SAC POSITION IN THE SOUGHT AFTER VILLAGE OF HIGHBURTON.

##Invalid Field Name##

Summary

Tucked away along a pleasant cul de sac is this spacious home would make an ideal purchase for any young and growing family or couple. The property stands a short distance from well regarded schooling and open countryside and enjoys enclosed gardens, off street parking for two vehicles and a garage. Internally the property affords well presented three bedroom accommodation briefly comprising: entrance hall, open plan lounge dining room, kitchen, aforementioned bedrooms and house bathroom. Inspection recommended.

Accommodation Entrance Hall

There is a vinyl floor covering, central heating radiator along with central heating boiler and a staircase ascending to the first floor.

Lounge/ Dining Room

25' x 13' 3" (7.62m x 4.04m)

This sizeable room has a parquet floor running throughout and has ample space for freestanding furniture. The focal point of the living area is the coal effect gas fire set to feature surround whilst there is decorative coving to ceiling, two central heating radiators and natural light passes through the room via the double glazed windows to both front and rear aspects.

Kitchen

11' 1" x 7' 1" (3.38m x 2.16m)

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. There is a cooker point with extractor, space for a fridge freezer and plumbing for a washing machine and dishwasher. There is a useful understairs pantry , a radiator, double glazed window to rear aspect and door leading out into the

rear garden.

First Floor Bedroom One

12' 9" x 9' 5" (3.89m x 2.87m)

A generous double room with central heating radiator and double glazed window to rear aspect boasting far reaching views.

Bedroom Two

12' 1" x 9' 6" (3.68m x 2.90m)

A second double room with fitted wardrobes, central heating radiator and double glazed to front aspect, again note the pleasant outlook.

Bedroom Three

8' 10" x 6' 8" (2.69m x 2.03m)

The third bedroom or potential home office has a bulkhead storage cupboard, central heating radiator and is double glazed to front aspect.

House Bathroom

Fitted with a modern white suite comprising of low flush w/c, vanity style hand washbasin and paneled bath with overhead shower unit and screen. There are complementary tiled surrounds, a vinyl floor covering, central heating radiator and double glazed obscure window.

External

To the front of the property is off street parking for two vehicles and there is access to a single garage with up and over door.

The enclosed rear gardens have a lawned area, patio and there is also rear gated access to the property.





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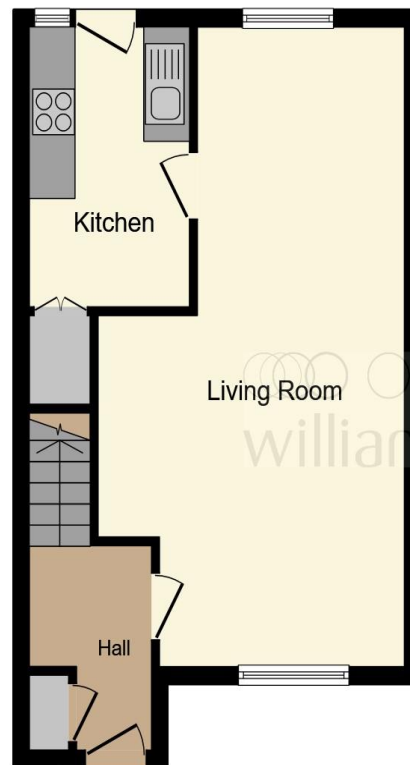
- ***Guide Price £240,000-£250,000***
- No Upper Chain
- Mid Terraced House
- Three Bedroom Accommodation
- Enclosed Gardens

Tenure: Freehold EPC Rating: D

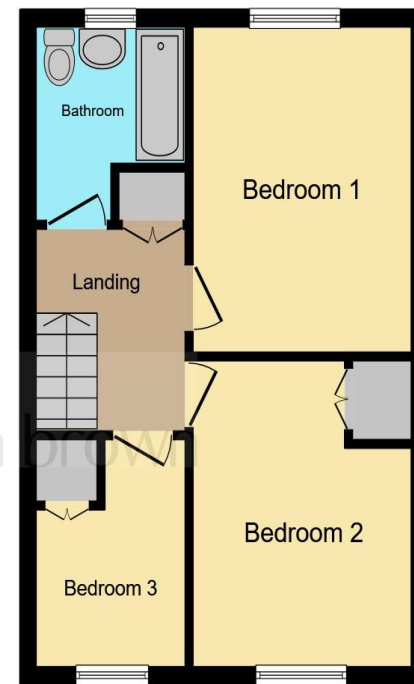
£240,000

directions to this property:

From our office on Victoria Street in Holmfirth bear left on to Market Walk the A635 in the direction of Barnsley. At the New Mill crossroads continue forward on the A635 and then turn left on to Cross Lane. Turn left on to the A629 Penistone Road and continue forward for approximately three and a half miles. At the traffic lights turn right on to Far Dene and enter Highburton. Continue onto Towngate and then turn right onto Cotswold Mews where the property can be found on the left



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HMF107830 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk