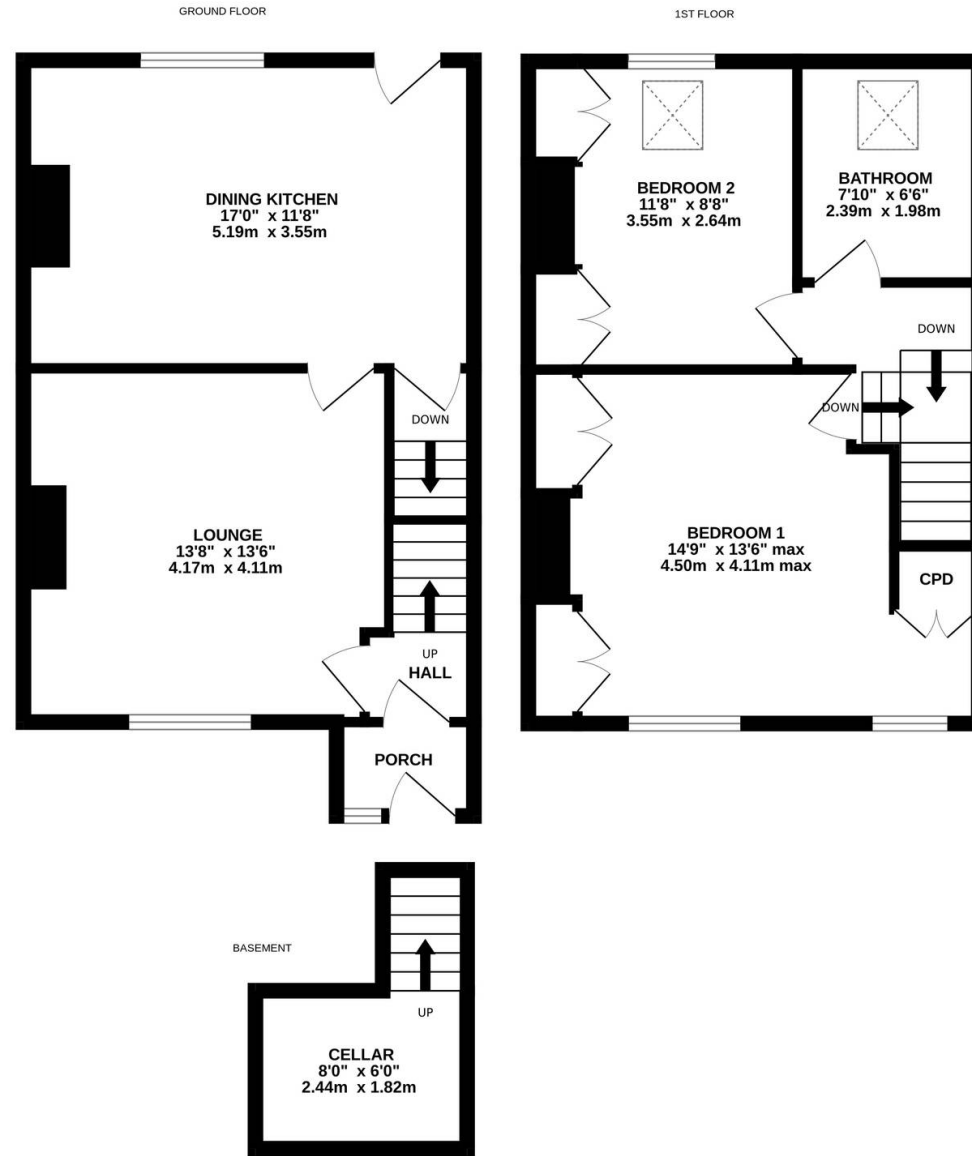




**8 Hallas Road, Kirkburton**  
Huddersfield, HD8 0QQ

Offers in Region of **£240,000**



HALLAS ROAD

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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## 8 Hallas Road

Kirkburton, Huddersfield, HD8 0QQ

A WELL-APPOINTED, TWO DOUBLE-BEDROOM HOME, SITUATED ON THE POPULAR ADDRESS OF HALLAS ROAD, KIRKBURTON. A SHORT DISTANCE FROM THE VILLAGE HIGH STREET, WITH PLEASANT WALKS NEARBY AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND BOASTS OPEN-PLAN DINING-KITCHEN, BLOCK PAVED DRIVEWAY TO THE FRONT AND IS IN TURN-KEY CONDITION.

The property accommodation briefly comprises of entrance porch, entrance hall, lounge and open-plan dining kitchen to the ground floor. There is a useful vaulted ceiling cellar to the lower ground floor, and to the first floor are two well-proportioned double bedrooms and the house bathroom, with the potential to split the principal bedroom into two smaller rooms if required. Externally, there is a block paved driveway to the front providing off street parking, and to the rear is an enclosed, low maintenance garden with stone flag and cobbled patio area and decking ideal for alfresco dining.

Tenure Freehold.  
Council Tax Band B.  
EPC Rating D.





## GROUND FLOOR

### ENTRANCE PORCH

3' 5" x 5' 2" (1.04m x 1.57m)

Enter into the property through a double-glazed PVC front door with stained glass and leaded inserts. The entrance porch features terracotta tiled flooring, a ceiling light point, a double-glazed window to the front elevation, and a multi-panel timber and glazed door proceeding into the entrance hall.

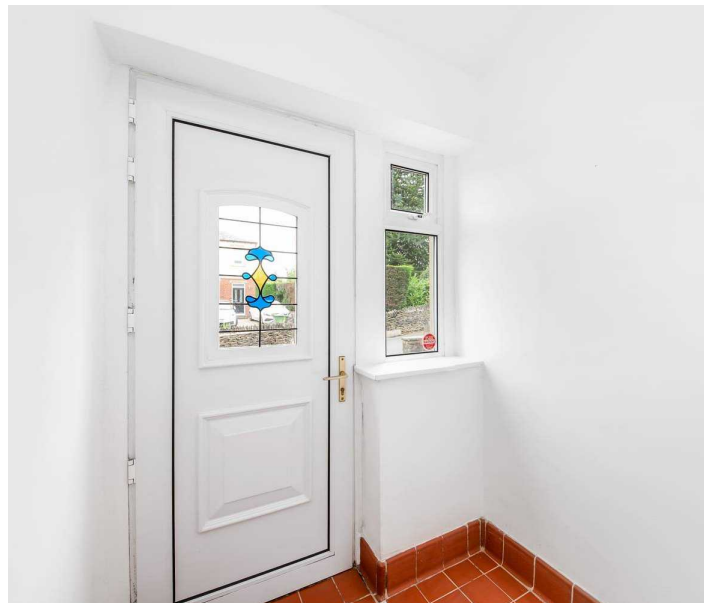
### ENTRANCE HALL

The entrance hall features a ceiling light point, a carpeted staircase with brushed chrome handrail rising to the first floor, and a multi-panel timber and glazed door with obscure glazed inserts leading into the lounge.

### LOUNGE

13' 6" x 13' 8" (4.11m x 4.17m)

The lounge is a generously proportioned reception room which enjoys a great deal of natural light cascading through the double-glazed window to the front elevation. There is a decorative dado rail, decorative coving to the ceiling, high-quality laminate flooring, a radiator, a ceiling light point, television and telephone points, and a recess into the chimney breast with space for a decorative fireplace with gas inlet nearby. A multi-panel timber and glazed door with obscure glazed inserts leads into the open-plan dining kitchen.





### **OPEN-PLAN DINING KITCHEN**

17' 0" x 11' 8" (5.18m x 3.56m)

This room again enjoys a great deal of natural light courtesy of a double-glazed window and a double-glazed external door with stained glass and leaded inserts which leads to the gardens. The high-quality laminate flooring continues through from the lounge, and there is inset spotlighting to the ceiling and a vertical column radiator. The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary granite work surfaces over, which incorporate a ceramic Belfast sink unit with chrome mixer tap, soft-closing doors and drawers, and a breakfast island with granite worktop and fixed frame shaker-style cupboards beneath. There is a five-ring range cooker with integrated cooker hood over, integral dishwasher, integrated washing machine, and space for a tall standing fridge freezer unit. A multi-panel door encloses a staircase descending to the cellar and a cupboard which houses the wall-mounted combination boiler.

### **LOWER GROUND FLOOR / CELLAR**

6' 0" x 8' 0" (1.83m x 2.44m)

Taking the stone stairwell from the open-plan dining kitchen, you reach a vaulted ceiling cellar, which features terracotta tiled flooring, fitted shelving, original stone table, lighting and power in situ, and stone inset shelving.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There are multi-panel doors providing access to two double bedrooms and the house bathroom, a ceiling light point, two wall light points, and a loft hatch providing access to a useful attic space.

### BEDROOM ONE

13' 6" x 14' 9" (4.11m x 4.50m)

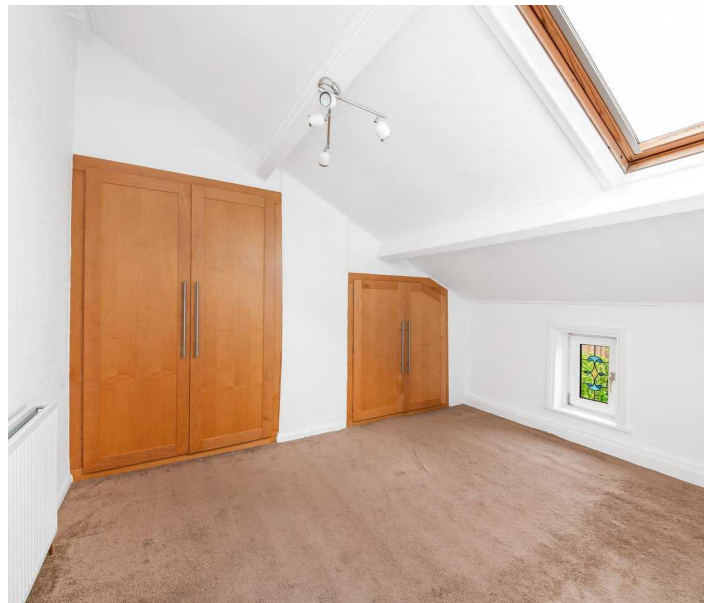
Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. The room enjoys a great deal of natural light courtesy of two banks of double-glazed windows to the front elevation. There is also decorative coving to the ceiling, a ceiling light point, and a radiator. The principal bedroom is furnished with two banks of floor-to-ceiling fitted wardrobes with hanging rails, shelving and cupboards above, and there is an additional storage cupboard over the bulkhead for the stairs. This bedroom could be split into two bedrooms, subject to necessary works, if required.



### BEDROOM TWO

11' 9" x 11' 8" (3.58m x 3.56m)

Bedroom two is a light and airy double bedroom with space for freestanding furniture. There is a double-glazed window with stained glass and leaded detailing to the rear elevation, as well as a skylight window with integrated blind. There are exposed timber beams to the ceiling, a ceiling light point, a radiator, and two banks of fitted wardrobes with hanging rails and shelving.





#### HOUSE BATHROOM

6' 6" x 7' 10" (1.98m x 2.39m)

The house bathroom features a modern, white, three-piece suite comprising of a step-in panel bath with rainfall shower over, separate handheld attachment and side filler, a low-level w.c. with push-button flush, and a broad pedestal wash hand basin with chrome mixer tap and tiled splashback. There is tiling to the splash areas, a partly exposed timber beam with ceiling light point, a double-glazed window with obscure glass, leaded detailing and stained glass, and an additional double-glazed skylight window with integrated blind.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a block-paved driveway providing off-street parking for up to two vehicles. This garden could be utilised as a pleasant sitting out area and enjoys the afternoon and evening sun.

### REAR GARDEN

Externally to the rear, the property benefits from a low maintenance, enclosed garden which features a part-stone and part-cobbled patio area which leads onto a decking. There are pleasant open-aspect views towards Storthes Hall, flower and shrub beds, part-stone wall and part-fence boundaries, an external light, and a gate at the bottom of the garden which leads to a pedestrian access route.

### DRIVEWAY

2 Parking Spaces



**VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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