

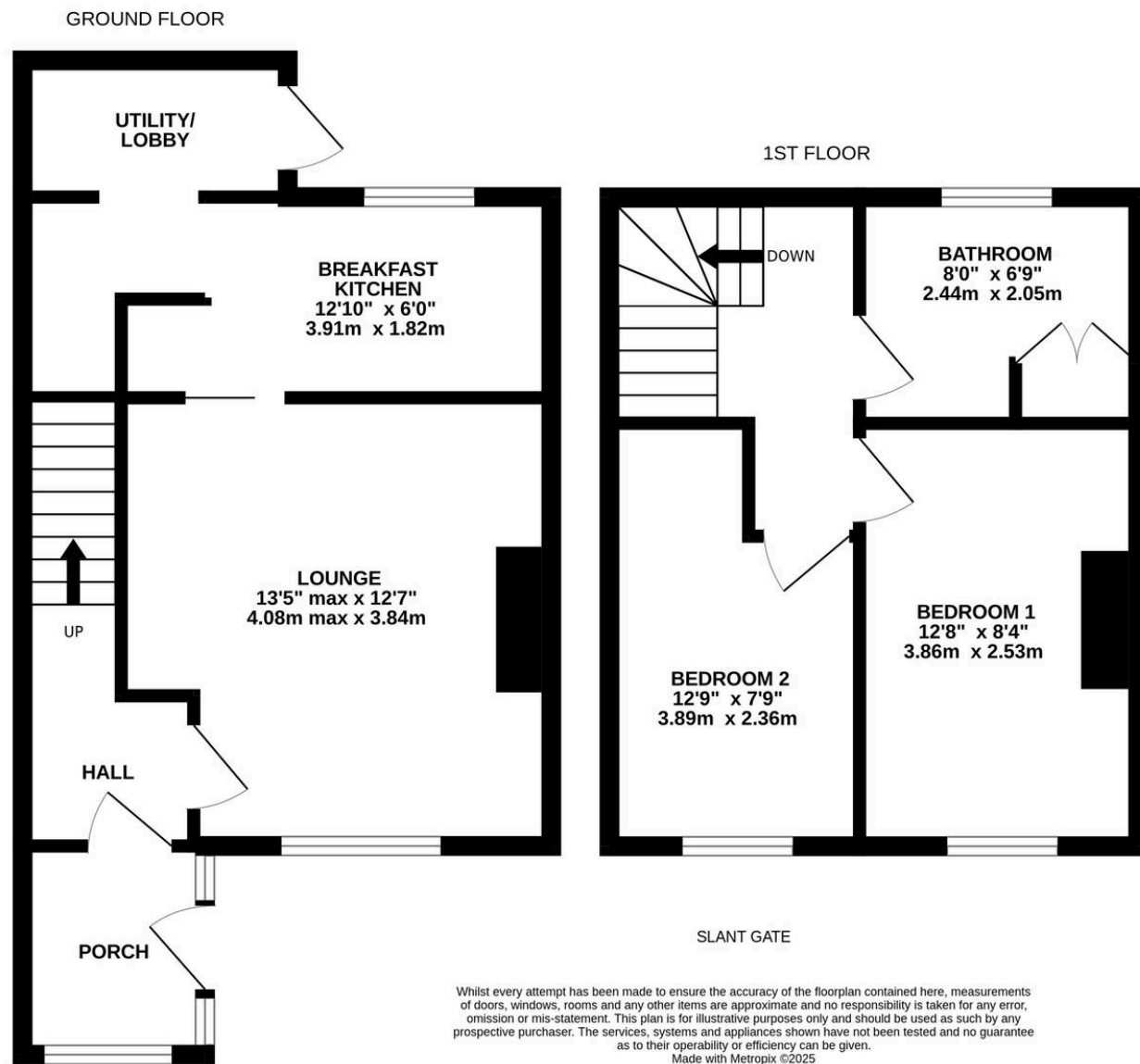


## Slant Gate, Kirkburton

Huddersfield, HD8 0QL

Offers in Region of **£185,000**









## 5 Slant Gate

Kirkburton, Huddersfield, HD8 0QL

OCCUPYING AN ELEVATED POSITION TAKING FULL ADVANTAGE OF SUPERB VIEWS ACROSS THE VALLEY IS THIS TWO-BEDROOM PERIOD COTTAGE, BOASTING CHARACTER AND CHARM WITH ORIGINAL FEATURES INCLUDING EXPOSED TIMBER BEAMS, AND EXPOSED STONE WALLS. THE PROPERTY IS A SHORT DISTANCE FROM THE KIRKBURTON HIGH-STREET, IN CATCHMENT FOR WELL-REGARDED SCHOOLING AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

The accommodation briefly comprises of entrance porch, entrance hall, open plan living-dining room, kitchen, and utility room to the ground floor. To the first floor, there are two well-proportioned bedrooms and the house bathroom. Externally to the front is a useful undercroft storage shed, low maintenance front patio which offers pleasant views and to the rear is an enclosed yard.

Tenure Freehold.

Council Tax Band A.

EPC Rating D.



## GROUND FLOOR

### ENTRANCE PORCH

Enter into the property through a timber and glazed door from the side elevation. The entrance porch features banks of dual-aspect windows offering fabulous open-aspect views across the valley. There is a ceiling light point, natural slate tiled flooring, a useful bench seat for additional storage, a cloaks cupboard, and a multi-panel timber and glazed with obscure glazed inserts leading into the entrance hall.

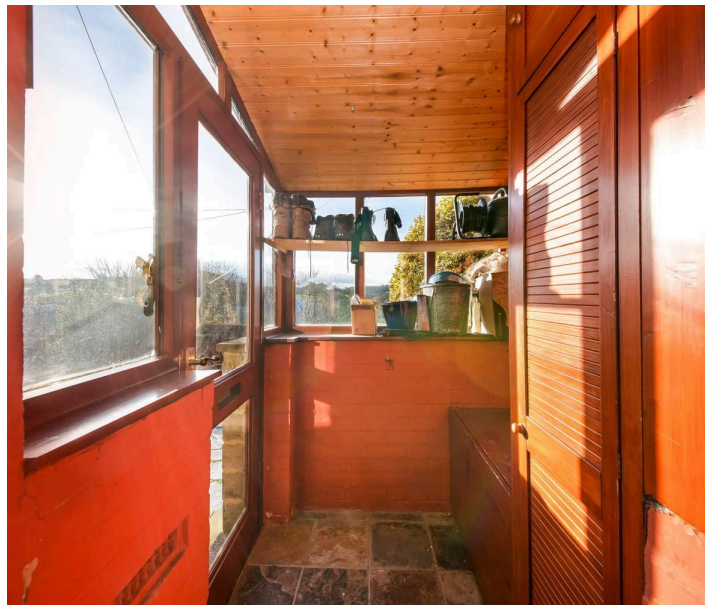
### ENTRANCE HALL

The natural slate tiled flooring continues through from the entrance porch into the entrance hall before changing to carpet. There is an exposed timber beam to the ceiling, inset spotlighting, a radiator, and multi-panel doors providing access to the lounge and storage cupboard. A kite winding staircase then proceeds to the first floor.

### OPEN-PLAN LIVING DINING ROOM

13' 5" x 12' 7" (4.09m x 3.84m)

The open-plan living dining room is a generously proportioned, light and airy reception room which features a bank of double-glazed windows to the front elevation, taking advantage of the property's elevated position and open-aspect views across the valley. There is an exposed timber beam to the ceiling, two wall light points, a radiator, fabulous exposed stone walls to either side of the chimney breast, and the focal point of the room is the living flame effect gas fire which is set upon a raised natural slate tiled hearth with timber lintel above. There is also a sliding timber and glazed door with obscure glazed inserts leading into the kitchen.







## KITCHEN

12' 10" x 6' 0" (3.91m x 1.83m)

The kitchen features a range of fitted wall and base units with rolled edge work surfaces over which incorporate a single-bowl, stainless steel sink and drainer unit with chrome mixer tap over. There is space and provisions for a gas cooker with integrated cooker hood over and for a tall standing fridge freezer unit. There is a fluorescent ceiling tube light point, a radiator, natural slate tiled flooring, tiling to the splash areas, a bank of double-glazed windows to the rear elevation, and a doorway proceeding into a useful utility room.

## UTILITY ROOM

The utility room is separated into two areas; one which provides a useful understairs storage area featuring a base cupboard with work surface over, and one which features plumbing and provisions for an automatic washing machine with further shelving and a ceiling light point. There is a timber and glazed external door to the side elevation providing access to the rear yard.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing, which features multi-panel doors providing access to two bedrooms and the house bathroom. There is a wood panelled ceiling with ceiling light point and loft hatch, a useful bulkhead storage cupboard with inset spotlighting, and a wooden banister with rail balustrade over the stairwell head.



### BEDROOM ONE

12' 8" x 8' 4" (3.86m x 2.54m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation offering fabulous open-aspect views, a part-wood panelled ceiling with ceiling light point, a radiator, and the focal point of the room is the exposed brick chimney breast with decorative tiled fireplace with tiled hearth.

### BEDROOM TWO

12' 9" x 7' 9" (3.89m x 2.36m)

Bedroom two is currently utilised as a home office but could be a spacious bedroom with fabulous exposed stone wall, a wood panelled ceiling with ceiling light point, laminate flooring, a radiator, a useful bulkhead storage cupboard, and a double-glazed bank of windows to the front elevation offering superb panoramic views.

### HOUSE BATHROOM

8' 0" x 6' 9" (2.44m x 2.06m)

The house bathroom features a modern, white, three-piece suite which comprises a low-level w.c. with push-button flush, a panel bath with showerhead mixer tap and glazed shower guard, and a pedestal wash hand basin with chrome Monobloc mixer tap. There is tiling to the half-level on the walls and to splash areas, a ceiling light point, a radiator, and a shaver light with shaver point. Additionally, there is a bank of double-glazed windows with obscure glass to the rear elevation, a partly exposed timber truss, and a useful airing cupboard for toiletries and towels.







## EXTERNAL

### GARDENS

The cottage occupies a pleasant, elevated position with steps leading from Slant Gate to the garden area which is a low maintenance flagged patio, ideal for alfresco dining and barbecuing with fantastic open aspect views across the valley. To the rear there is an enclosed yard with access to it from within the property itself only. This small yard area provides useful storage space big enough to store bikes, maintenance materials and the like.





## **VIEWING**

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

## **BOUNDARY OWNERSHIP**

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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:

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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.

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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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

### **7 DAYS A WEEK**

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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