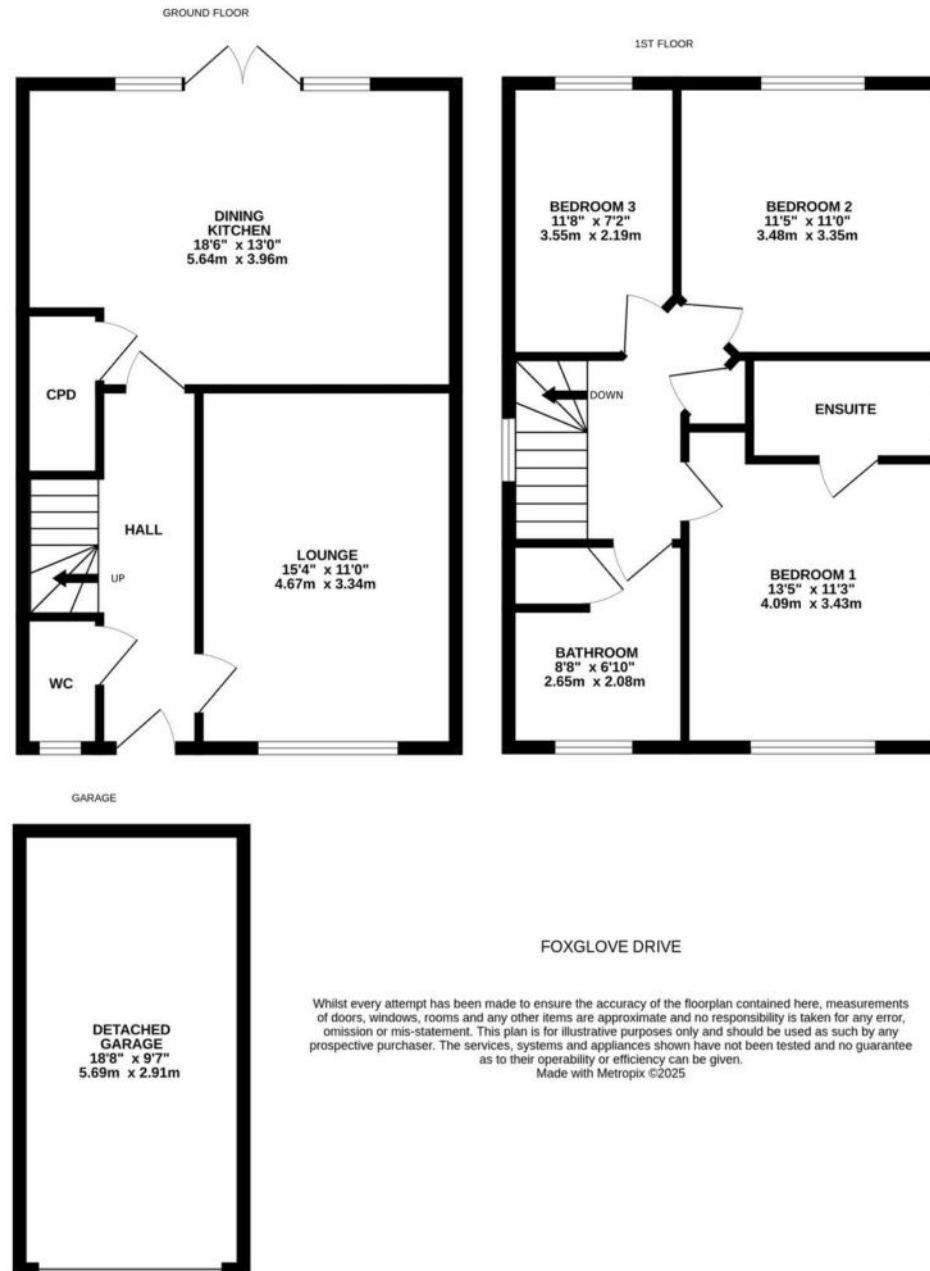




Foxglove Drive, Kirkburton

Huddersfield, HD8 0ZH

Offers in Region of **£385,000**



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14 Foxglove Drive

Kirkburton, Huddersfield, HD8 0ZH

OCCUPYING A PARTICULARLY IMPRESSIVE POSITION, BOASTING PANORAMIC OPEN ASPECT TO THE REAR ACROSS ROLLING COUNTRYSIDE AND PLEASANT VIEW ONTO THE GREEN TO THE FRONT. SITUATED IN THE SOUGHT-AFTER REDROW DEVELOPMENT OF FOXGLOVE DRIVE, Highburton, THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO THE NEIGHBOURING VILLAGE OF Highburton AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS IMMACULATE INTERIOR, OPEN-PLAN DINING-KITCHEN AND THREE WELL-PROPORTIONED BEDROOMS.

The property briefly comprises of entrance hall, downstairs WC, lounge and open-plan dining-kitchen with French doors leading to the rear garden. To the first floor there are three bedrooms and the house bathroom, bedroom one having en-suite shower room. Externally, there is a low maintenance garden to the front, driveway to the side leading to a detached garage, to the rear the property has an enclosed, private garden with lawn and patio.

Tenure Freehold.

Council Tax Band E.

EPC Rating B.





GROUND FLOOR

ENTRANCE HALL

14' 9" x 4' 3" (4.50m x 1.30m)

Enter into the property through a double-glazed, composite front door with obscure glazed inserts and leaded detailing. The entrance hall features attractive Amtico flooring, a kite-winding staircase with wooden banister and spindle balustrade rising to the first-floor, a ceiling light point, a radiator, a useful understairs storage cupboard, and multi-panel doors providing access to the lounge, open-plan dining kitchen and downstairs w.c.

DOWNSTAIRS W.C.

5' 6" x 3' 2" (1.68m x 0.97m)

The high-quality flooring continues through from the entrance hall into the downstairs w.c., which features a contemporary two-piece suite comprising a low-level w.c. with push-button flush and a corner, wall-hung wash hand basin with tiled splashback and chrome Monobloc mixer tap. There is inset spotlighting to the ceiling, a radiator, and a double-glazed window with obscure glass and leaded detailing to the front elevation.

LOUNGE

15' 4" x 11' 0" (4.67m x 3.35m)

The lounge is a generously proportioned reception room featuring a bank of double-glazed windows with leaded detailing to the front elevation, offering a pleasant view across the front garden and communal green. There is a ceiling light point, a radiator, and television points.





OPEN-PLAN DINING KITCHEN

18' 6" x 13' 0" (5.64m x 3.96m)

The open-plan dining kitchen enjoys a great deal of natural light which cascades through the double-glazed French doors and adjoining windows to the rear elevation. There are impressive open-aspect views across the rear gardens and the valley. There is a continuation of the high-quality Amtico flooring, inset spotlighting to the ceiling, and a vertical cast-iron column radiator. The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. The kitchen is well-equipped with high-quality, built-in AEG appliances, including a four-ring ceramic hob with ceramic splashback and canopy-style cooker hood, a double oven, a fridge freezer unit, and a dishwasher. There is under-unit lighting, a pantry cupboard, soft closing doors and drawers, and a multi-panel door which encloses the utility cupboard.

UTILITY CUPBOARD

The utility cupboard has plumbing and provisions for an automatic washing machine with work surface over and provisions for a condensing or vented tumble dryer above. There is an extractor fan and a continuation of the high-quality flooring from the kitchen.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance hall, you reach the first floor landing, which features a double-glazed window to the side elevation offering pleasant views over the Foxglove Drive development and of neighbouring fields. There are multi-panel doors providing access to three well-proportioned double bedrooms, the house bathroom, and the hot water cylinder cupboard. There is a central ceiling light, a radiator, a wooden banister with spindle balustrade over the stairwell head, and a loft hatch which provides access to a useful boarded attic space.

BEDROOM ONE

13' 5" x 11' 3" (4.09m x 3.43m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a central ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation with leaded detailing, offering a fantastic open-aspect view across the green. The principal bedroom benefits from en-suite facilities and a bank of high-quality fitted wardrobes with sliding mirrored doors, hanging rails and shelving in situ.

BEDROOM ONE EN-SUITE SHOWER ROOM

8' 2" x 4' 0" (2.49m x 1.22m)

The en-suite shower room features a contemporary three-piece suite comprising a low-level w.c. with push-button flush, a wall-hung wash hand basin with chrome Monobloc mixer tap and vanity mirrored splashback, and a fixed frame shower with thermostatic shower and tiled surround. There is attractive tiled flooring, a double-glazed window with obscure glass to the side elevation, inset spotlighting to the ceiling, a shaver point, an extractor fan, and a chrome ladder-style radiator.





BEDROOM TWO

11' 5" x 11' 0" (3.48m x 3.35m)

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is a central ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation taking full advantage of the fabulous panoramic views across the valley.

BEDROOM THREE

11' 8" x 7' 2" (3.56m x 2.18m)

Bedroom three enjoys a great deal of natural light cascading through the double-glazed bank of windows to the rear elevation, which also offer fantastic open-aspect views across the gardens, neighbouring fields and the valley beyond. There is also a ceiling light point and a radiator.

HOUSE BATHROOM

8' 8" x 6' 10" (2.64m x 2.08m)

The house bathroom features a modern three-piece suite comprising a panel bath with thermostatic shower over and glazed shower guard, a wall-hung wash hand basin with chrome Monobloc mixer tap and vanity mirrored splashback, and a low-level w.c. with push-button flush. There is attractive tiled flooring and tiling to the splash areas, inset spotlighting to the ceiling, an extractor fan, a double-glazed bank of windows with obscure glass and leaded detailing to the front elevation, a shaver point, a chrome ladder-style radiator, and a useful airing cupboard over the bulkhead for the stairs.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a flagged pathway which leads to the front door canopy with external light. There are lawn areas to either side and hedged boundaries for privacy. There is driveway down the side of the property, providing off-street parking for vehicles in tandem, which then leads to the detached garage. A gate at the bottom of the driveway encloses the rear garden.

REAR GARDEN

The rear garden features a fabulous flagged patio, which takes full advantage of superb open-aspect views across neighbouring fields and beyond. The garden is laid predominantly to lawn, and there is an external tap down the side of the property.

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage

The detached garage features an up-and-over door, lighting and power in situ, an EV point, and additional storage in the rafters.





VIEWING

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

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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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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Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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