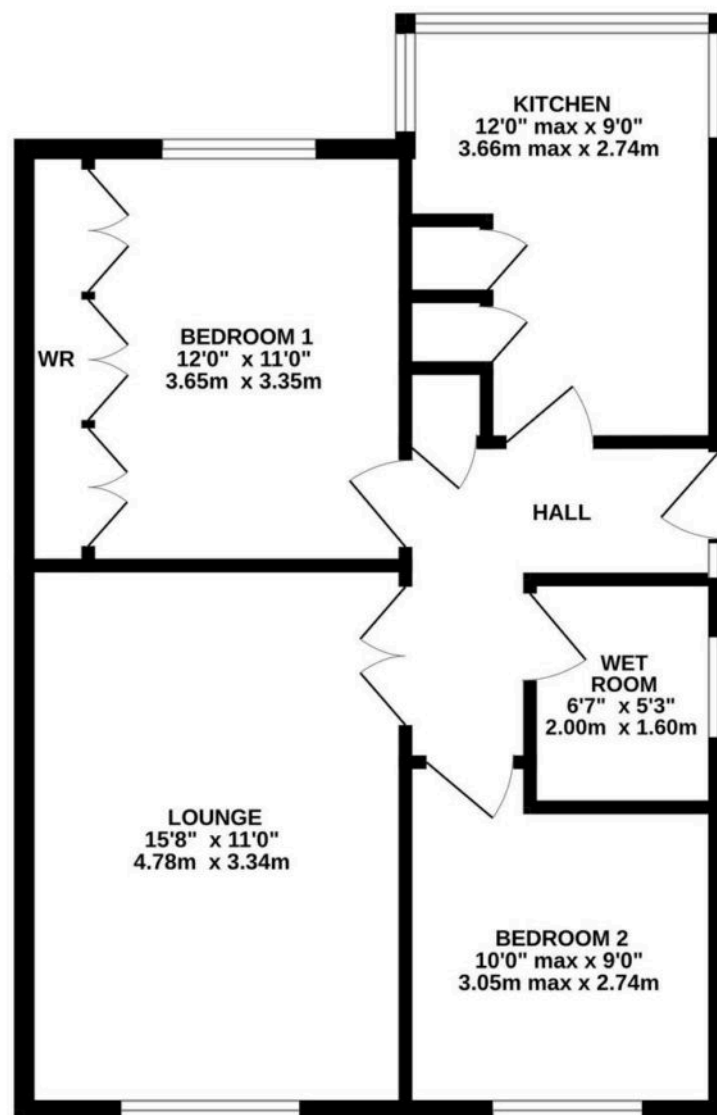




**Sycamore Court, Kirkburton**  
Huddersfield, HD8 0TD

Offers in Region of **£260,000**





SYCAMORE COURT

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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## 6 Sycamore Court

Kirkburton, Huddersfield, HD8 0TD

SUPERBLY PRESENTED, TWO BEDROOM, SEMI-DETACHED TRUE BUNGALOW, SITUATED IN A QUIET CUL-DE-SAC SETTING IN THE DESIRABLE VILLAGE OF HIGHBURTON. **OFFERED WITH NO ONWARD CHAIN**, THE PROPERTY BENEFITS FROM MODERN KITCHEN, ADAPTED WET ROOM AND TWO DOUBLE BEDROOMS. THERE ARE LOW MAINTENANCE GARDENS, DRIVEWAY AND DETACHED GARAGE.

The accommodation briefly comprises of entrance hall, open-plan living/dining room, kitchen with pantry cupboard, two bedrooms, and wet room style shower room. The principal bedroom having fitted wardrobes. Externally there is a driveway to the front leading down the side of the property to a detached garage. The gardens are predominately laid to lawn with two patio areas to the rear.

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





## GROUND FLOOR

### ENTRANCE HALL

9' 0" x 9' 5" (2.74m x 2.87m)

Enter into the property through a double-glazed PVC door with obscure glazed inserts and adjoining double-glazed window with obscure glass. There is a radiator, decorative coving to the ceiling, and a ceiling light point. The entrance hall also features multi-panel doors providing access to two bedrooms, the kitchen, wet room, and twin multi-panel timber and glazed doors leading into the open-plan living dining room. Additionally, there is a loft hatch providing access to a useful attic space, and a storage cupboard with shelving in situ.

### OPEN-PLAN LIVING DINING ROOM

11' 0" x 15' 8" (3.35m x 4.78m)

This generously proportioned reception room enjoys a great deal of natural light cascading through the double-glazed bayed window to the front elevation. There is decorative coving to the ceiling, an ornate ceiling rose with ceiling light point, two wall light points, a radiator, and the focal point of the room is the electric fireplace with attractive inset and hearth and decorative mantel surround.





## KITCHEN

9' 0" x 12' 0" (2.74m x 3.66m)

The kitchen features a wide range of fitted wall and base units with high-gloss cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, composite Blanco sink and drainer unit with chrome mixer tap. There are built-in appliances, including a four-ring gas hob with Bosch cooker hood over, a waist-level NEFF double oven, and under counter fridge and freezer units. There is space and provisions for an automatic washing machine and tumble dryer, tiling to the splash areas, under-unit lighting, inset spotlighting to the ceiling, triple-aspect windows providing pleasant views across the property's gardens, decorative coving to the ceiling, a radiator, and a fitted floor-to-ceiling cupboard which has a shelving pantry cupboard and which houses the wall-mounted combination boiler.





### **BEDROOM ONE**

12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom one is a generously proportioned double bedroom which benefits from an array of fitted furniture. There are floor-to-ceiling fitted wardrobes with hanging rails, shelving and drawer units in situ, display shelving, and a useful storage cupboard. The principal bedroom also features decorative coving to the ceiling, inset spotlighting to the ceiling, a radiator, and a bank of double-glazed windows to the rear elevation providing a great deal of natural light.

### **BEDROOM TWO**

10' 0" x 9' 0" (3.05m x 2.74m)

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, decorative coving to the ceiling, a radiator, and a central ceiling light point.





#### **WET ROOM**

6' 7" x 5' 3" (2.01m x 1.60m)

The wet room features a three-piece suite comprising a low-level w.c. with push-button flush, a pedestal wash hand basin with chrome mixer tap, and a wet room style shower with electric Mira Advance Flex shower. There is tiling to the walls, a ceiling light point, a radiator, an extractor fan, and a double-glazed window with obscure glass to the side elevation.



## EXTERNAL

### FRONT GARDEN

Externally, the property features a tarmacadam driveway providing off-street parking and leading down the side of the property. There is an external security light and a ramp for easy access to the side door. The front garden is laid predominantly to lawn and features mature, well-stocked flower and shrub beds. At the bottom of the driveway is a hardstanding with a detached garage in situ.

### REAR GARDEN

Externally to the rear, the property features a lovely, low maintenance garden, which features a flagged patio area ideal for al fresco dining and barbecuing, an external tap, and mature flower and shrub beds. The main portion of the garden is laid predominantly to lawn, and there is a flagged pathway which runs down the side of the lawn and garage and leads to a particularly private and sheltered additional patio area for outside entertaining. This space enjoys the afternoon and evening sun. There are fenced boundaries.

### Garage

The garage features an electric, remote-controlled, roller shutter door. There is lighting and power in situ, and a double-glazed window with obscure glass to the side elevation.

### Driveway

2 Parking Spaces













## **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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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.

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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