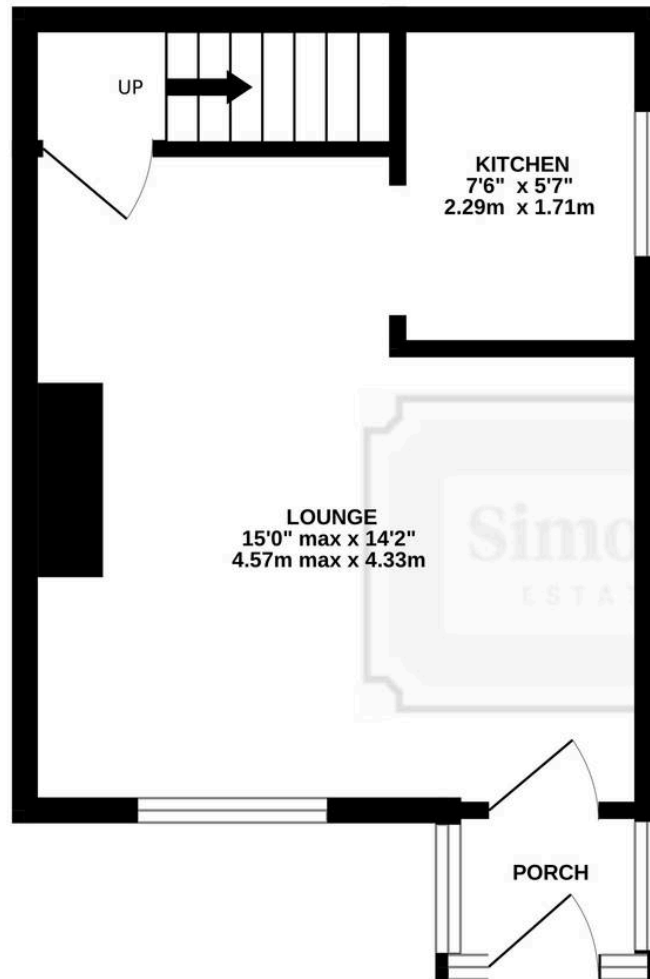




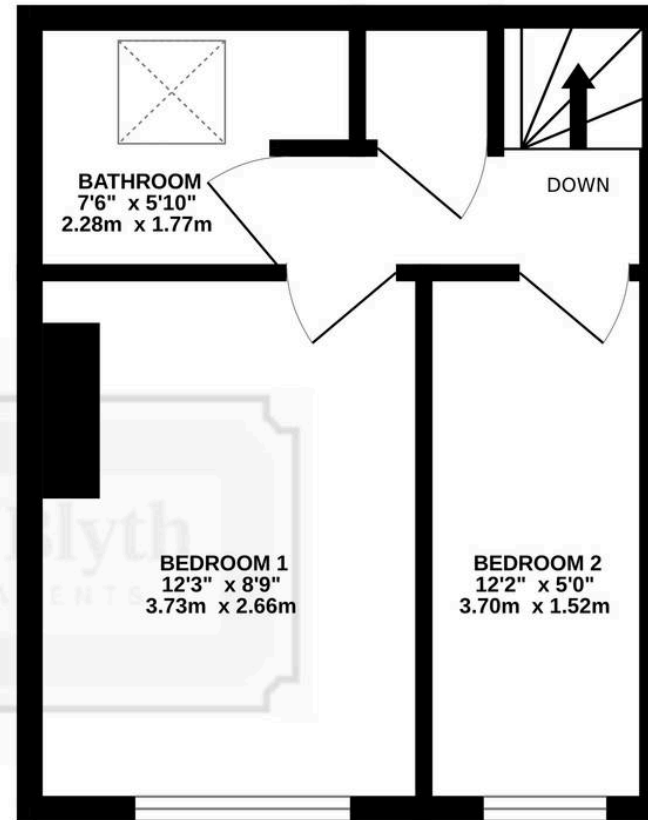
Hall Lane, Kirkburton
Huddersfield, HD8 0QW

Offers in Region of **£145,000**

GROUND FLOOR



1ST FLOOR



HALL LANE

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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10 Hall Lane

Kirkburton, Huddersfield, HD8 0QW

LOCATED IN THE SOUGHT AFTER VILLAGE OF HIGHBURTON, IS THIS TWO BEDROOM, END TERRACE COTTAGE. SITUATED A SHORT DISTANCE FROM AMENITIES AND THE NEIGHBOURING VILLAGE OF KIRKBURTON, THE PROPERTY OFFERS LOW MAINTENANCE ACCOMMODATION, WITH OPEN-PLAN LIVING/DINING ROOM WITH STOVE EFFECT FIRE AND AN ENCLOSED FLAGGED PATIO GARDEN TO THE FRONT.

The accommodation briefly comprises of open-plan living/dining room and kitchen to the ground floor. To the first floor there are two bedrooms and the house bathroom. Externally there is an enclosed, flagged patio garden ideal for sitting out and alfresco dining.

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



GROUND FLOOR

ENTRANCE PORCH

Enter into the property through a multi-panel timber and glazed door into the entrance porch. There are banks of windows to either side elevation and the front elevation, and a composite door then proceeds into the lounge. There is an up-and-down wall light and attractive tiled flooring.

LOUNGE

15' 0" x 14' 2" (4.57m x 4.32m)

The lounge is a generously proportioned, light and airy reception room with fabulous high ceilings, a decorative plate rail, a ceiling light point, a radiator, and a double-glazed window to the front elevation which provides a great deal of natural light. The focal point of the room is the beautiful inglenook fireplace with living flame effect stove fire set upon a raised stone hearth with dressed stone lintel above. An arched doorway provides access to the kitchen, and a multi-panel door encloses a staircase rising to the first floor.





KITCHEN

7' 6" x 5' 7" (2.29m x 1.70m)

The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a single-bowl, stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with space and provisions for an electric cooker, plumbing for an automatic washing machine, and space for an under-counter fridge freezer unit. There is a double-glazed bank of windows to the side elevation, a decorative plate rail, a ceiling light point, and the wall-mounted combination boiler.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase to the first floor, there is a chrome banister and a vertical column radiator at the bottom of the stairwell. The first floor landing features two ceiling light points, various cupboards for additional storage over the bulkhead for the stairs, and multi-panel doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE

12' 3" x 8' 9" (3.73m x 2.67m)

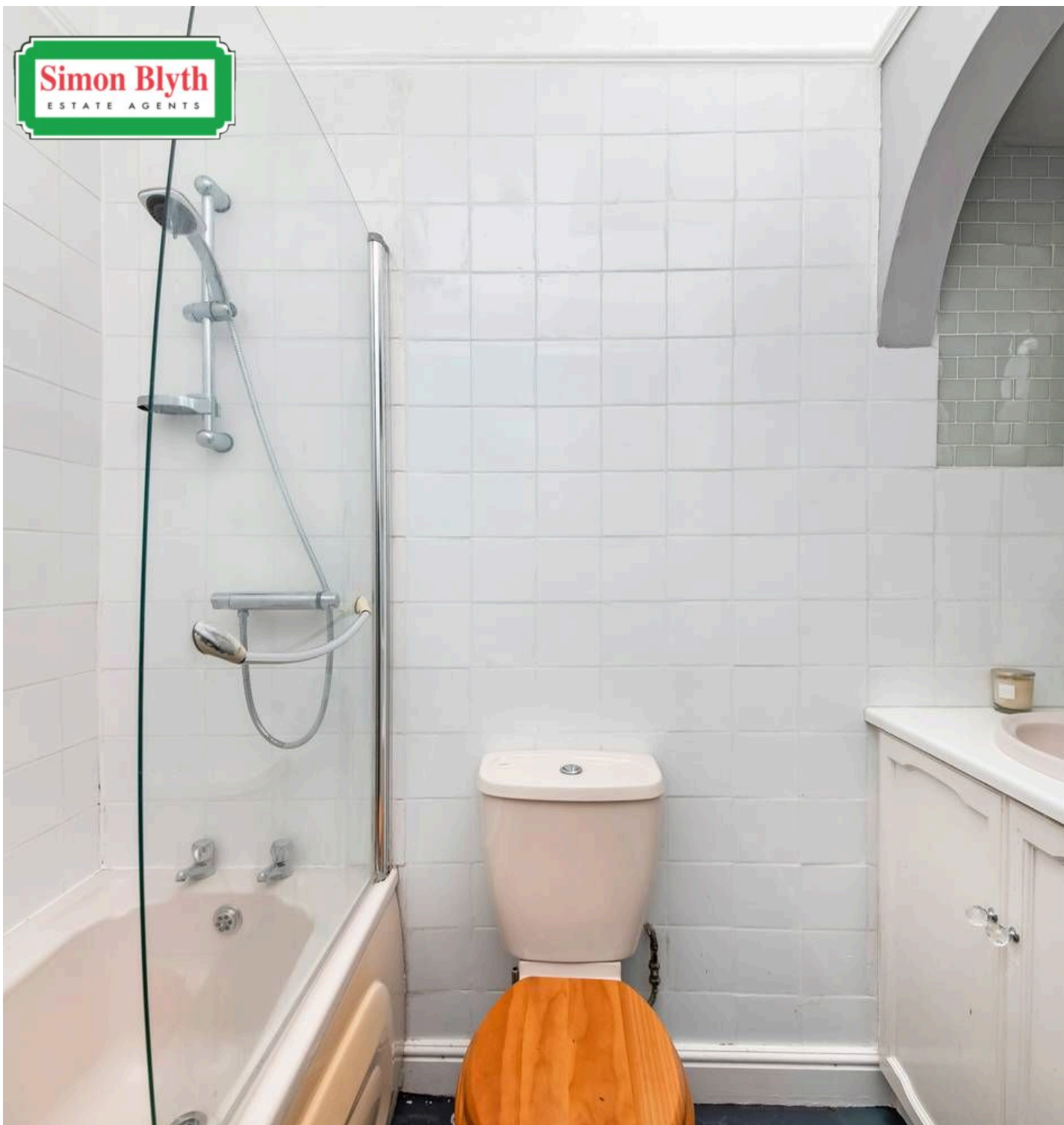
Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a double-glazed window to the front elevation, a central ceiling light point, a radiator, and a decorative picture rail.

BEDROOM TWO

12' 2" x 5' 0" (3.71m x 1.52m)

Bedroom two is currently utilised as a walk-in wardrobe / dressing room, but can accommodate a single bed with space for freestanding furniture. There is a double-glazed window to the front elevation, a ceiling light point, a radiator, and a loft hatch providing access to a useful attic space.





HOUSE BATHROOM

7' 6" x 5' 10" (2.29m x 1.78m)

The house bathroom features a three-piece suite which comprises a panel bath with thermostatic shower over and glazed shower guard, a low-level w.c. with push-button flush, and a wash hand basin set upon a vanity cupboard. There is tiling to the splash areas, two ceiling light points, an extractor vent, a radiator, a decorative picture rail, a double-glazed skylight window, and exposed timber floorboards.

EXTERNAL

GARDEN

Externally, the property features a low-maintenance garden which sweeps across the front and side of the property and is enclosed by part-stone and part-brick walling.

There is a flagged patio ideal for al fresco dining and sitting out, and there is an external light.



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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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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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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