



**Fold Court, off Low Town, Kirkburton**  
Huddersfield, HD8 0TE

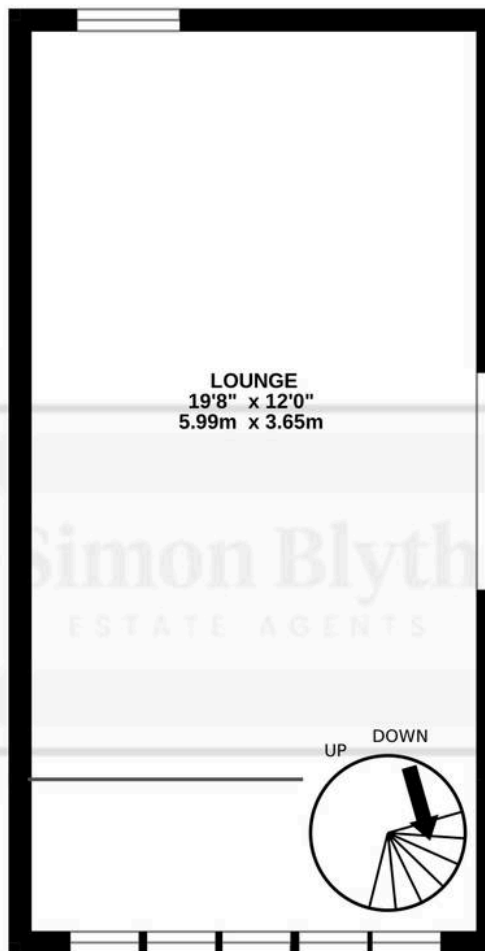
Offers in Region of **£230,000**



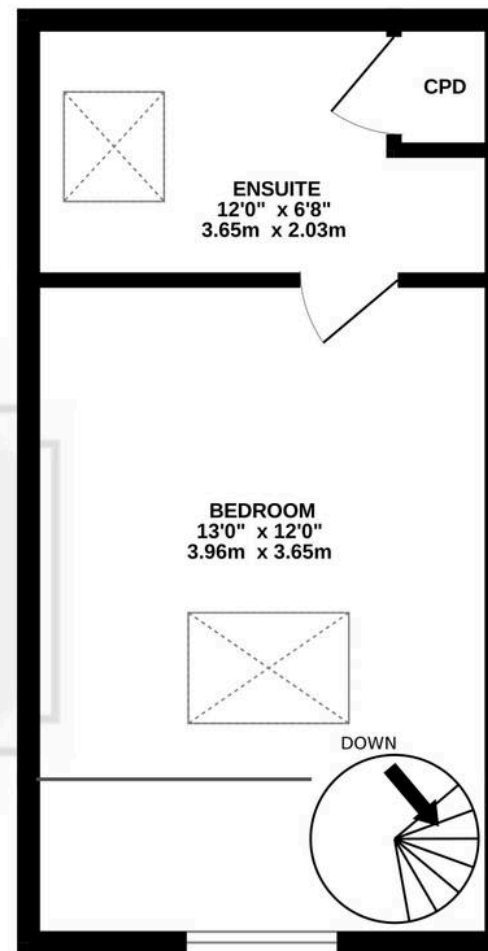
GROUND FLOOR



1ST FLOOR



2ND FLOOR



FOLD COURT

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### 3 Fold Court

Kirkburton, Huddersfield, HD8 0TE

A BEAUTIFULLY POSITIONED AND PARTICULARLY CHARACTERFUL, THREE-STOREY COTTAGE WITH A DELIGHTFUL DINING KITCHEN TO THE GROUND FLOOR, A FABULOUS LOUNGE TO THE MIDDLE FLOOR, AND A BEAUTIFUL DOUBLE BEDROOM WITH EN-SUITE TO THE TOP FLOOR. THE HOME HAS TWO PARKING SPACES NEARBY, A DELIGHTFUL STONE FLAGGED SITTING OUT SPACE TO THE FRONT, AND IS WITHIN A SHORT WALK OF KIRKBURTON'S MANY AMENITIES AND RURAL WALKS. STEEPED IN CHARACTER, THE COTTAGE HAS FABULOUS FEATURES THROUGHOUT, INDICATIVE OF ITS INDUSTRIAL HERITAGE.

The property briefly comprises one double bedroom with en-suite bathroom, a large lounge, a dining kitchen, a utility room and downstairs w.c. There is a small sitting out area to the front and two off-street parking spaces nearby.

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





## GROUND FLOOR

### DINING KITCHEN

19' 10" x 12' 0" (6.05m x 3.66m)

Enter into the property through twin-glazed doors surrounded by a beautiful arch of windows. The entrance area has a view all the way up to the top floor of the property, including the skylight window. To the ground floor is the delightful dining kitchen, which takes full advantage of the glazed windows to the front offering a lovely view out over the stone cobbled courtyard. There is attractive flooring, panelling to the dado height, inset spotlighting to the ceiling, and a wealth of units to the high and low levels with attractive work surfaces over and tiled splashback. There are also glazed display cabinets, a stainless steel Kenwood range with broad oven, five-ring gas hob and stainless steel extractor fan over, an integrated sink unit with mixer tap above, an integrated dishwasher, and an integrated fridge and freezer. A doorway gives access through to a cloaks/utility room and downstairs w.c.

### UTILITY ROOM

6' 5" x 3' 10" (1.96m x 1.17m)

The utility room features an automatic washing machine, a work surface, good-sized storage cupboards to one wall, inset spotlighting to the ceiling, and a doorway through to the downstairs w.c.

### DOWNSTAIRS W.C.

The downstairs w.c. features a low-level w.c., a vanity sink unit with mixer tap above and storage cupboards below, further storage cupboards, an inset spotlighting to the ceiling.







## FIRST FLOOR

### LOUNGE

19' 8" x 12' 0" (5.99m x 3.66m)

The superb, high-quality, cast-iron spiral staircase rises up to the first floor level and lounge. The lounge takes full advantage of the upper portion of the arched window, as well as a window to the rear elevation. There is a stylish fireplace with a gas coal-burning-effect fire within a period surround, attractive flooring, inset spotlighting to the ceiling, and wall lights. The spiral staircase then continues to the second floor level.



## SECOND FLOOR

### BEDROOM

13' 0" x 12' 0" (3.96m x 3.66m)

To the second floor level is the beautiful double bedroom which offers views over the courtyard courtesy of a good-sized window, as well as featuring a skylight window. The room is decorated to a high standard, has beams to the ceiling, a bank of built-in wardrobes, two wall light points, a door leading through to the en-suite bathroom.

### EN-SUITE BATHROOM

12' 0" x 6' 8" (3.66m x 2.03m)

The en-suite bathroom is superbly appointed with a white four-piece suite comprising a shower cubicle with chrome fittings and glazed door, a pedestal wash hand basin, a low-level w.c., and a delightful, double-ended, ball and claw foot bath with Victorian-style handheld mixer tap/shower unit over. There is ceramic tiled flooring, a combination central heating radiator/heated towel rail, an extractor fan, a Velux window, spotlighting, and a large cupboard which is also home to the gas-fired central heating boiler.







## EXTERNAL

The communal courtyard serves just a handful of properties, and features a delightful cobbled entranceway with pedestrian gate. The subject property has its own cobbled sitting out area to the front, which enjoys a particularly sunny aspect. There is a pedestrian right of way and also vehicular access through the automatically operated gates for loading and unloading purposes only.

### OFF STREET PARKING

2 Parking Spaces

To the rear of the property, just a short walk away, are two parking spaces for the property with brick-set surfacing and well-established boundaries to one side and the rear.















**Additional Information**

The property has uPVC double-glazing, gas fired central heating, and an alarm system. Carpets, curtains and certain other extras may be available via separate negotiation.

**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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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.****FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.****MAILING LIST**

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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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