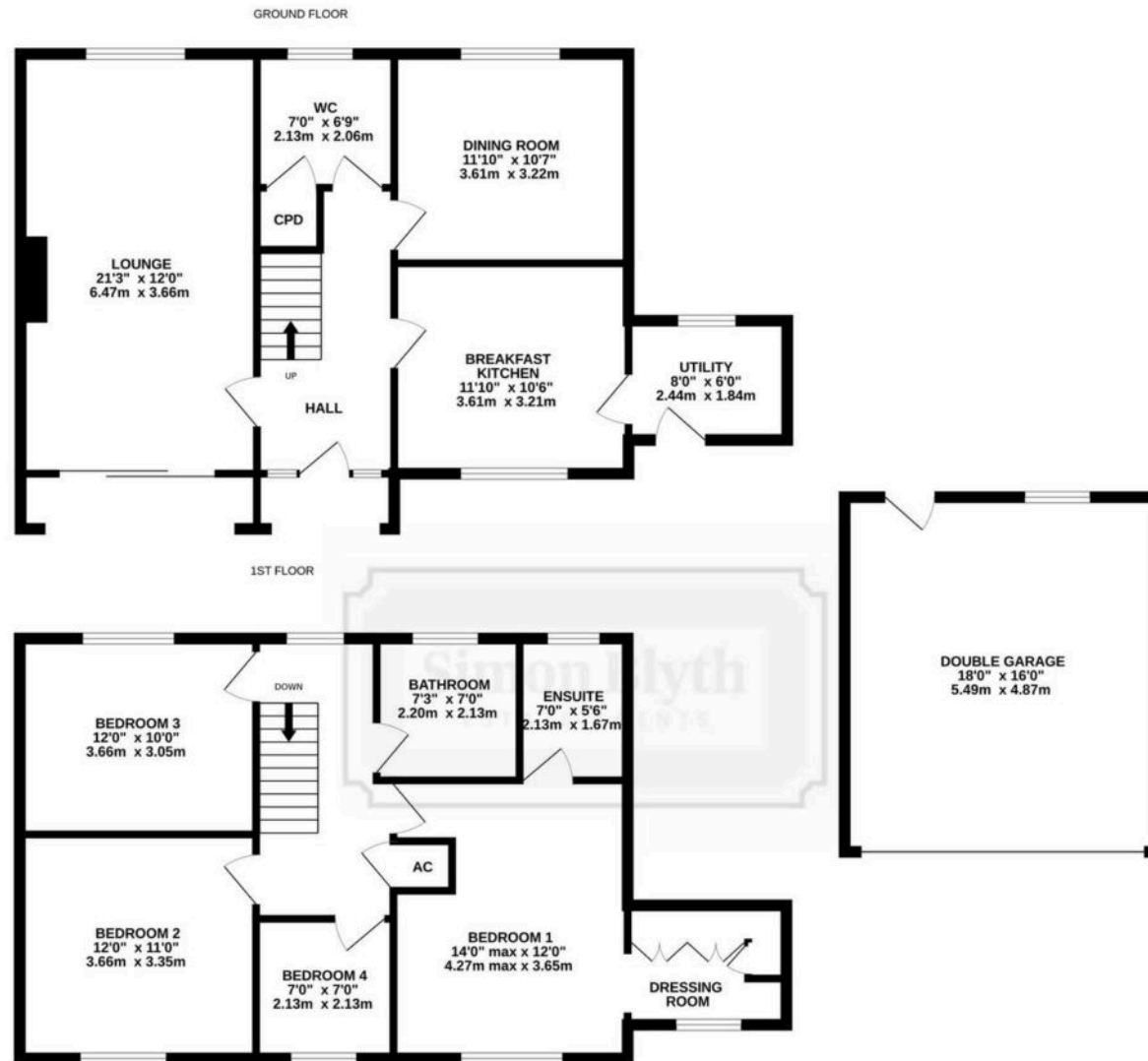




Brookfield, Penistone Road, Kirkburton

Huddersfield, HD8 0PE

Offers in Region of **£480,000**



BROOKFIELD

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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12 Brookfield, Penistone Road

Kirkburton, Huddersfield, HD8 0PE

OCCUPYING A SUPERB POSITION IN THE EXECUTIVE DEVELOPMENT OF BROOKFIELD, KIRKBURTON, WITH BEAUTIFUL FRONTAGE, DOUBLE PRIVATE DRIVEWAY AND DOUBLE DETACHED GARAGE. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY IS IDEAL FOR THE GROWING FAMILY, ENJOYS FABULOUS PRIVATE GARDENS TO THE REAR AND HAS PLEASANT VIEWS.

The property briefly comprises of entrance hall, lounge, breakfast kitchen, formal dining room, utility room and downstairs w.c. to the ground floor. To the first floor, there are four well proportioned bedrooms, with the primary bedroom benefitting from an en-suite shower room and walk-in wardrobe, and the house bathroom. Externally the property is approached via a private, shared drive leading to the property's double driveway and garage. The front garden is predominantly laid to lawn with a flagged patio and well stocked flower and shrub beds. To the rear is a fabulous, enclosed garden with privacy hedge borders, lawn and patio.

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





GROUND FLOOR

ENTRANCE PORTICO

An arched stone doorway leads to a portico, where there is stone flagged flooring, a stone arched window to the side elevation, and a multi-panel timber front door leading into the entrance hall.

ENTRANCE HALL

Enter into the property through a solid timber, multi-panel front door with adjoining double-glazed hardwood windows to either side. The entrance hall features decorative coving to the ceiling, a central ceiling light point, a radiator, a wall light point, multi-panel timber and glazed doors proceeding into the open-plan dining kitchen, lounge and formal dining room, and a multi-panel door enclosing the downstairs w.c.

DOWNSTAIRS W.C.

7' 0" x 6' 9" (2.13m x 2.06m)

The w.c. features a two-piece suite comprising a low-level w.c. and a pedestal wash hand basin with tiled splashback. There is a double-glazed hardwood window with obscure glass to the rear elevation, a ceiling light point, a radiator, and a useful understairs storage cupboard.





LOUNGE

21' 3" x 12' 0" (6.48m x 3.66m)

The lounge enjoys a great deal of natural light cascading through dual-aspect windows, including double-glazed sliding patio doors to the front elevation and a bank of hardwood windows to the rear elevation. There is decorative coving to the ceiling, a central ceiling light point, three wall light points, and a radiator. The focal point of the room is the Dunsley inset log-burning stove with clear view glass, which is set upon a raised tiled and marble hearth with part-marble and part-timber mantel surround. The patio doors to the front elevation provide direct access to the front patio and enjoy pleasant views across the property's gardens and beyond.

OPEN-PLAN DINING KITCHEN

11' 10" x 10' 6" (3.61m x 3.20m)

The dining kitchen takes advantage of pleasant open-aspect views across the property's gardens through a bank of double-glazed mullioned windows to the front elevation. There are timber beams and batons to the ceiling, a radiator, and tile-effect vinyl flooring. The kitchen features fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, composite sink and drainer unit with chrome mixer tap. There are built-in appliances including a four-ring gas hob with cooker hood over and a NEFF double oven. There is space and provisions for a dishwasher and an under-counter fridge unit, and an oak door then proceeds into the utility room.

UTILITY ROOM

8' 0" x 6' 0" (2.44m x 1.83m)

The utility room features fitted wall and base units with shaker-style cupboard fronts which incorporate a single-bowl, stainless steel sink and drainer unit with chrome mixer tap. There is space and provisions for an automatic washing machine and a tall-standing fridge freezer unit, a double-glazed hardwood window to the rear, a multi-panel timber and glazed external door to the front elevation, a ceiling light point, and tile-effect vinyl flooring. The utility room also houses the wall-mounted boiler.





DINING ROOM

11' 10" x 10' 7" (3.61m x 3.23m)

The formal dining room is a useful and versatile additional reception room, which features a bank of double-glazed windows to the rear elevation with fantastic views across the property's well-stocked and mature rear garden. There is decorative coving to the ceiling, a central ceiling light point, and a radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features a wooden banister with traditional spindle balustrade over the stairwell head, a double-glazed window to the rear elevation offering pleasant views over rooftops, a loft hatch providing access to a useful attic space which is boarded and has lighting in situ, and multi-panel timber doors providing access to four bedrooms, the house bathroom and airing cupboard.

BEDROOM ONE

14' 0" x 12' 0" (4.27m x 3.66m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed hardwood mullioned windows to the front elevation with pleasant views, decorative coving to the ceiling, a radiator, and a ceiling light point. A multi-panel timber door provides access to the en-suite shower room and an arched doorway proceeds into the walk-in wardrobe/dressing room.

BEDROOM ONE WALK-IN WARDROBE / DRESSING ROOM

The walk-in wardrobe/dressing room enjoys a great deal of natural light courtesy of a bank of double-glazed mullioned windows to the front elevation. There is a ceiling light point, a loft hatch providing access to a useful storage area, and fitted furniture including built-in wardrobes with concertina doors for space saving and hanging rails and shelving in situ, plus a matching dressing table with drawer units to either side.

BEDROOM ONE EN-SUITE SHOWER ROOM

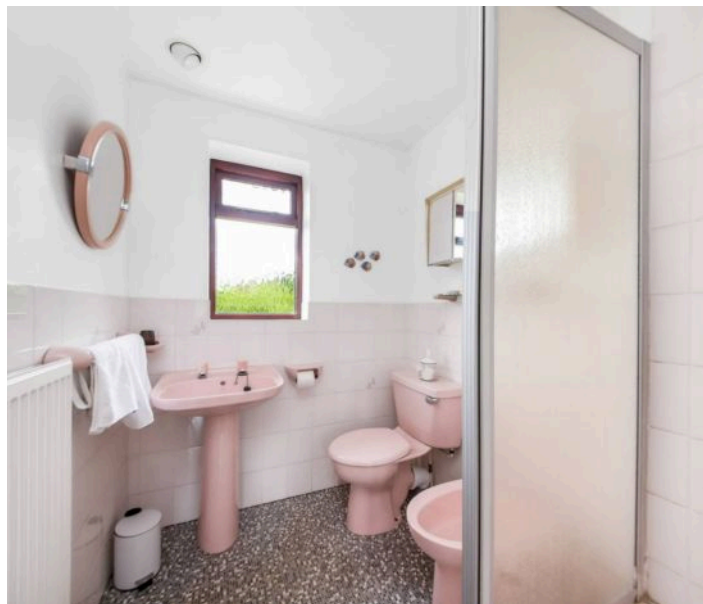
7' 0" x 5' 6" (2.13m x 1.68m)

The en-suite shower room features a four-piece suite comprising a step-in shower cubicle, a low-level w.c., a pedestal wash hand basin, and a bidet. There is tiling to dado height and to splash areas, two recessed lights to the ceiling, a double-glazed hardwood window with obscure glass to the rear elevation, and a radiator.

BEDROOM TWO

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

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ, and a bank of double-glazed mullioned windows to the front elevation, again providing pleasant open-aspect views.





BEDROOM THREE

12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom three is a spacious double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, and a bank of hardwood double-glazed windows to the rear elevation offering pleasant views over mature hedging and of the tree-lined outlook. The room benefits from floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ.

BEDROOM FOUR

7' 0" x 7' 0" (2.13m x 2.13m)

Bedroom four is currently utilised as a home office but can accommodate a single bed with ample space for freestanding furniture and perhaps could be utilised as a nursery. There is a bank of double-glazed hardwood windows to the front elevation with pleasant views, a ceiling light point, and a radiator.

HOUSE BATHROOM

7' 3" x 7' 0" (2.21m x 2.13m)

The house bathroom features a three-piece suite comprising a corner panel bath with showerhead mixer tap, a broad pedestal wash hand basin, and a low-level w.c. There is tiling to dado height and to splash areas, two recessed lights to the ceiling, a double-glazed hardwood window with obscure glass to the rear elevation, and a radiator.



EXTERNAL

FRONT GARDEN

Externally to the front, the property is approached via a shared driveway off Brookfield, which then leads to a double tarmacadam driveway providing off-street parking for multiple vehicles and leading to the detached double garage. The front garden is laid predominantly to lawn with flower and shrub beds, and a flagged pathway leads from the driveway to the front portico and also provides a pleasant flagged patio which enjoys the morning and afternoon sun. An arched gate down the side of the property and encloses the side and rear gardens.

REAR GARDEN

Following the pathway down the side of the property, you reach the rear garden which features a flagged patio, ideal for al fresco dining and barbecuing. The rear garden is laid predominantly to lawn and features well-stocked and mature flower and shrub beds, with fabulous privacy-bearing hedge and fence boundaries and external light. The rear garden enjoys the sun in the afternoon and evening and has a south-westerly aspect. There is an externally accessed undercroft storage area with light and power.

DOUBLE GARAGE

The detached double garage features an electric, remote-controlled, up-and-over door, has lighting, power and water in situ, ample storage available in the rafters, and a bank of hardwood windows to the rear 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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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