

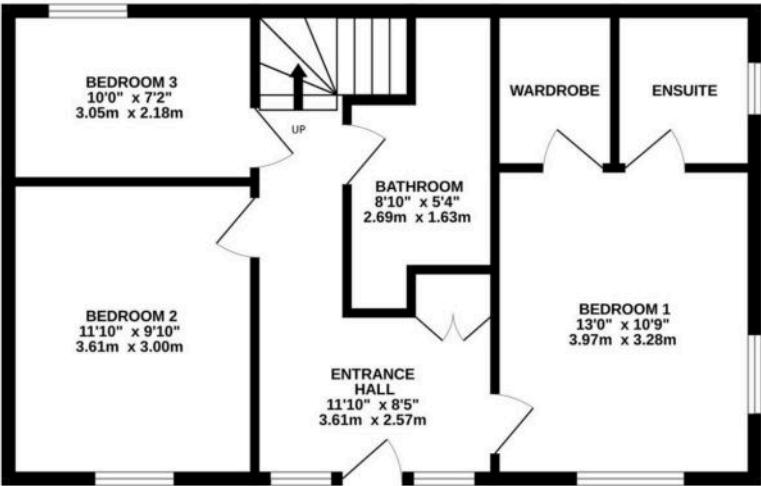


Imperial House, North Road

Kirkburton, Huddersfield, HD8 0RH

Offers in Region of **£325,000**

GROUND FLOOR



FIRST FLOOR



NORTH ROAD

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Imperial House, 38 North Road

Kirkburton, Huddersfield, HD8 0RH

AN EXCITING OPPORTUNITY TO ACQUIRE A MIXED COMMERCIAL/RESIDENTIAL, SEMI-DETACHED, STONE-BUILT BARN CONVERSION NESTLED IN THE CENTRE OF KIRKBURTON. IMPERIAL HOUSE OFFERS MASSES OF OPPORTUNITY, FORMALLY A SUPERB FAMILY RESIDENCE, WITH UPSIDE-DOWN-STYLE ACCOMMODATION, THREE BEDROOMS AND IMPRESSIVE FIRST FLOOR DINING-KITCHEN AND LOUNGE WITH VAULTED CEILINGS. BOASTING OFF STREET PARKING, PERIOD CHARM AND CHARACTER FEATURES, VIEWINGS ARE A MUST TO TRULY APPRECIATE THE OPPORTUNITY ON OFFER.

The property briefly comprises entrance hall, cloaks cupboard, three bedrooms and the house bathroom to the ground floor, with the principal bedroom having walk-in wardrobe and en-suite shower room. To the first floor, there is a fabulous open-plan living/dining room with vaulted ceiling and open-plan dining-kitchen with external door leading directly onto North Road. Externally, the property is accessed via Carters Row and features a beautiful stone cobbled courtyard providing off street parking and a patio enjoying the afternoon and evening sun.

Tenure Freehold.

Council Tax Band TBC.

CEPC Rating D.





GROUND FLOOR

ENTRANCE HALL

11' 10" x 8' 5" (3.61m x 2.57m)

Enter into the property through a double-glazed PVC front door with adjoining windows to either side. The entrance hall enjoys a great deal of natural light and features exposed timber beams to the ceiling, a ceiling-mounted speak system, part natural slate tile and part carpeted flooring, inset spotlighting to the ceiling, and a radiator. Multi-panel timber and glazed doors provide access to two bedrooms and the inner vestibule, and there is a useful cloaks cupboard with fitted shelving in situ.

BEDROOM ONE

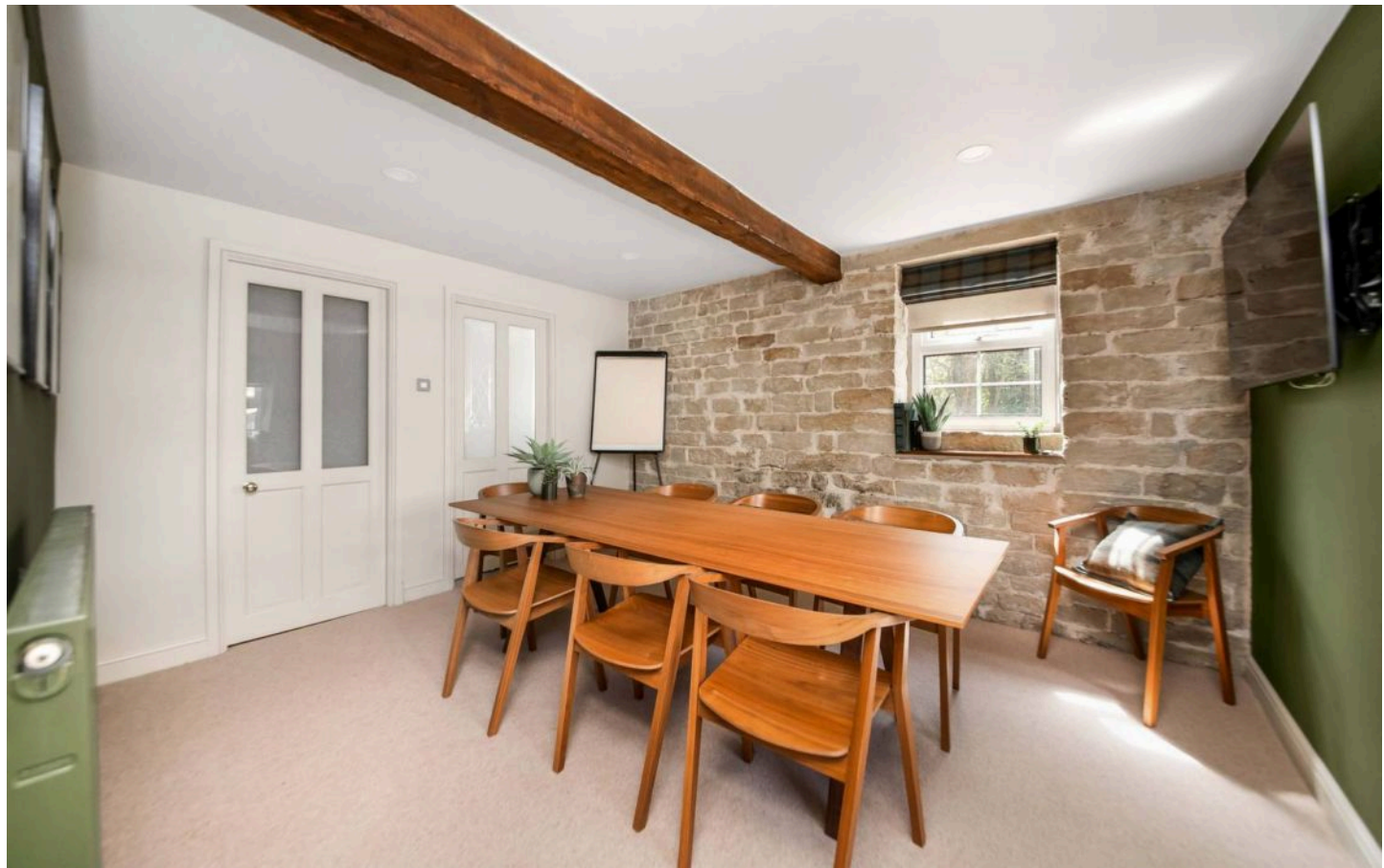
13' 0" x 10' 9" (3.96m x 3.28m)

Bedroom one is a generously proportioned, dual-aspect double bedroom with ample space for freestanding furniture. The room features windows to the front and side elevations, inset spotlighting to the ceiling, a fabulous exposed stone wall, an exposed timber beam to the ceiling, a radiator, various plug points with USB attachment, and multi-panel timber and glazed doors providing access to an en-suite shower room and a walk-in wardrobe/boiler cupboard.

BEDROOM ONE EN-SUITE SHOWER ROOM

6' 0" x 5' 7" (1.83m x 1.70m)

The en-suite shower room features a three-piece suite comprising a fixed frame shower cubicle with thermostatic shower, a low-level w.c. with concealed cistern, and a wash hand basin set upon a vanity cupboard. There is part-panelling and part-tiling to the walls and splash areas, a decorative dado rail, a wood-panelled ceiling with inset spotlighting, an extractor vent, and a double-glazed window to the side elevation with slate tiled sill and pleasant woodland outlook.





BEDROOM ONE WALK-IN WARDROBE

6' 0" x 4' 10" (1.83m x 1.47m)

The walk-in wardrobe / boiler cupboard features laminate flooring, has lighting and power in situ, and houses the wall-mounted combination boiler. This space could be utilised for either freestanding or fitted furniture.

BEDROOM TWO

11' 10" x 9' 10" (3.61m x 3.00m)

Bedroom two is another double bedroom with ample space for freestanding furniture. There is a double-glazed window to the front elevation, a central ceiling light point, and a radiator.

INNER VESTIBULE

The inner vestibule has an inset spotlight to the ceiling, a kite winding staircase rising to the first floor with fabulous exposed stone wall, and multi-panel timber and glazed doors with obscure glazed inserts providing access to bedroom three and the house bathroom.

BEDROOM THREE

10' 0" x 7' 2" (3.05m x 2.18m)

Bedroom three could be utilised as a home office or nursery, and features laminate flooring, inset spotlighting to the ceiling, a radiator, and a double-glazed window with obscure glass to the rear elevation.



HOUSE BATHROOM

8' 10" x 5' 4" (2.69m x 1.63m)

The house bathroom features a four-piece suite comprising a step-in shower cubicle with electric shower, a pedestal wash hand basin, a low-level w.c., and a panel bath. There is tiling to the walls and floor, a ceiling light point, a radiator, an extractor fan, and an exposed timber beam to the ceiling.

FIRST FLOOR

OPEN-PLAN LIVING DINING ROOM

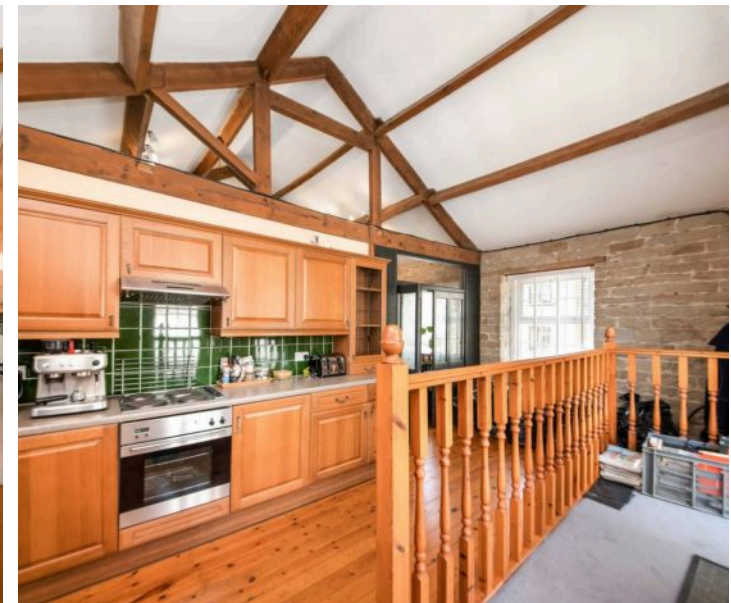
20' 2" x 19' 8" (6.15m x 5.99m)

Taking the kite winding staircase from the inner vestibule, you reach the first floor and open-plan living dining room. This space enjoys a great deal of natural light courtesy of triple-aspect windows, and boasts an impressive vaulted ceiling (13'10" ceiling height) with exposed timber truss and beams. There are exposed stone walls, part-floorboarded and part-carpeted flooring, various ceiling light points, radiators, and concertina timber and glazed double doors proceed into the dining kitchen.

DINING KITCHEN

19' 7" x 10' 4" (5.97m x 3.15m)

The dining kitchen features 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 unit with chrome mixer tap. There are built-in appliances including a four-ring electric hob with integrated cooker hood over, an electric oven, a dishwasher, and an undercounter fridge unit with freezer compartment. There is tiling to the splash areas, glazed display cabinets, under-unit lighting, a continuation of the fabulous exposed timber floorboards and impressive vaulted ceiling with exposed timber truss and beams, beautiful exposed stone walls, triple-aspect windows, and an external PVC door providing direct access onto North Road.





EXTERNAL

Externally, the property is accessed off North Road via Carters Row and features a beautiful cobbled courtyard providing off-street parking for multiple vehicles. This space would also be fabulous for al fresco dining and enjoying the sun throughout the majority of the afternoon and evening. There is an external tap, an external security light, and provisions for an EV point. A beautiful barn arch then gives access to the main accommodation. Following Carters Row down the side of the property, there is an externally accessed undercroft storage area. There is also a further pedestrian access point directly off North Road which leads into the first floor accommodation.



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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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.

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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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