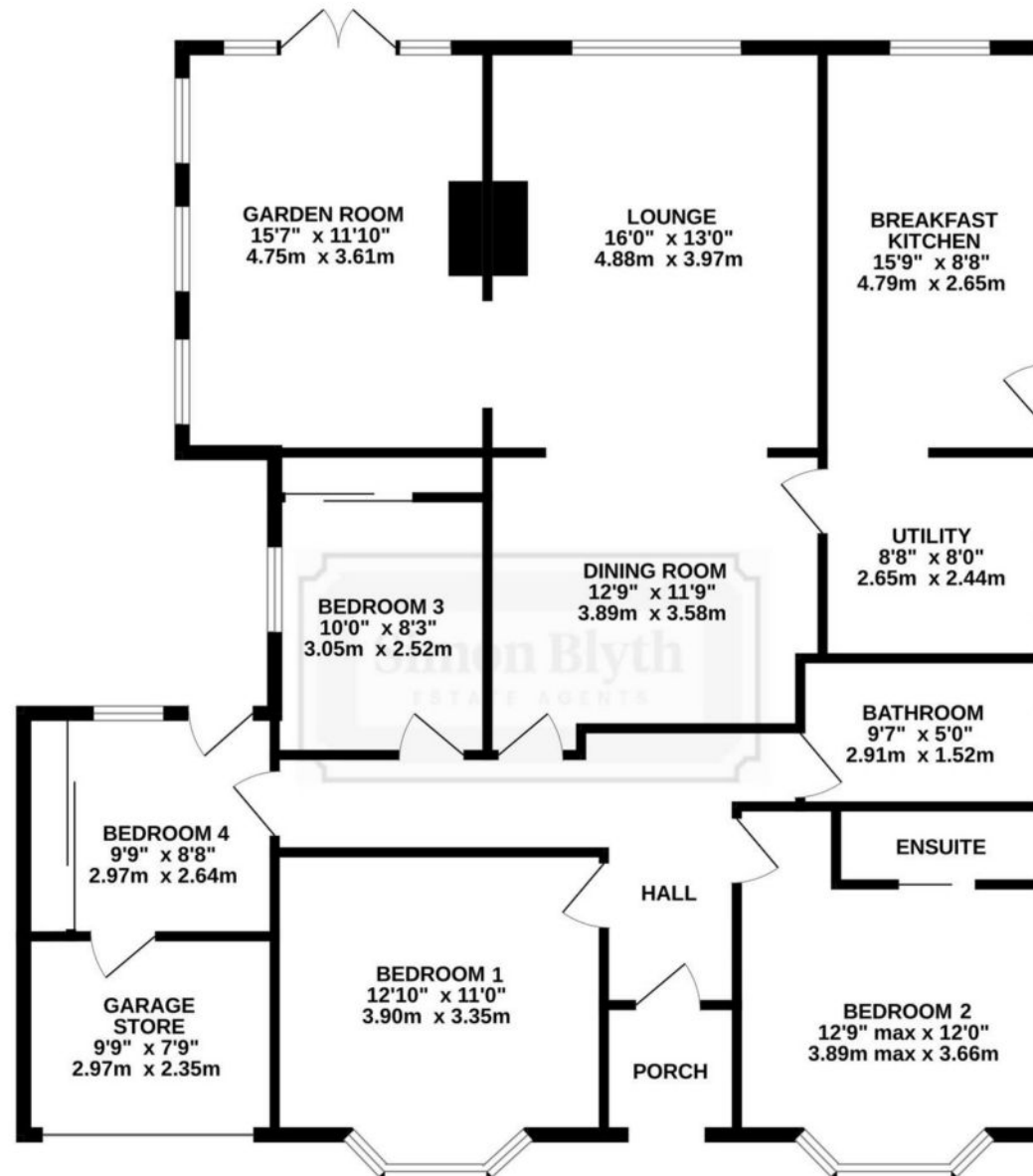




Hallas Road, Kirkburton

Huddersfield, HD8 0QQ

Offers in Region of **£570,000**



HALLS ROAD

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53 Hallas Road

Kirkburton, Huddersfield, HD8 0QQ

SITUATED ON THE AFFLUENT ADDRESS OF HALLAS ROAD AND OCCUPYING A PARTICULARLY ENVIABLE POSITION, WITH LARGE GARDENS AND STUNNING VIEWS. THIS BEAUTIFULLY PRESENTED, FOUR BEDROOM, DETACHED TRUE BUNGALOW, BENEFITS FROM OPEN ASPECT VIEWS TO THE REAR, SPACIOUS AND VERSATILE ACCOMMODATION AND FABULOUS GARDEN ROOM WITH DOUBLE ASPECT, MULTI-FUEL-BURNING STOVE.

The property accommodation briefly comprises of gated driveway providing off street parking for multiple vehicles, the lawn gardens then extends down the side of the property with well stocked flower and shrub beds to the rear garden. The garden to the rear features substantial flagged patio, beautiful lawn, two additional patio areas and a ornamental pond. The gardens enjoy superb views across the valley.

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





ENTRANCE HALL

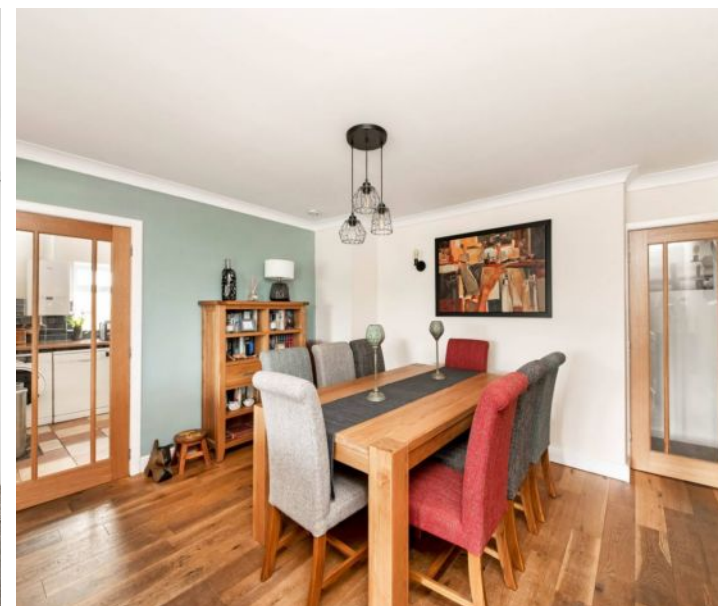
20' 10" x 11' 9" (6.35m x 3.58m)

Enter into the property through a double-glazed composite front door with obscure glazed inserts. The entrance hall features decorative coving to the ceiling, two ceiling light points, a radiator, and a loft hatch providing access to a useful attic space. There are multi-panel timber and glazed doors with obscure glazed inserts giving access to three bedrooms, multi-panel timber and glazed doors leading into the open-plan dining living room and bedroom four/home office, and a solid oak door leading to the house bathroom.

FORMAL DINING ROOM

12' 9" x 11' 9" (3.89m x 3.58m)

The dining room enjoys a great deal of natural light courtesy of a bank of double-glazed French doors with adjoining windows to the rear elevation. There is high-quality oak flooring, decorative coving to the ceiling, two wall light points, and a central ceiling light point. The dining area benefits from a radiator, a multi-panel timber and glazed oak door leading into the utility-come-kitchen, and a large door opening then leads seamlessly into the lounge area.





LOUNGE

16' 0" x 13' 0" (4.88m x 3.96m)

The lounge features a continuation of the fabulous oak flooring from the formal dining area, a central ceiling light point, two wall light points and decorative coving to the ceiling. There is a doorway leading into the garden room and the focal point of the room is the fabulous, dual-aspect, cast-iron Clearview stove set upon a raised stone hearth.

GARDEN ROOM

15' 7" x 11' 10" (4.75m x 3.61m)

The garden room features a fabulous vaulted ceiling and enjoys a great deal of natural light cascading through dual-aspect windows to the side and rear elevations. The windows also provide pleasant views across the well-stocked gardens and across the valley, while double-glazed French doors provide direct access to the rear patio. There is a central ceiling light point, two cast-iron column radiators, and the focal point of the room the cast-iron Clearview multi-fuel-burning stove set upon a raised hearth (as mentioned in the lounge).



BREAKFAST KITCHEN

15' 9" x 8' 0" (4.80m x 2.44m)

The breakfast 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 one-and-a-half-bowl composite sink and drainer unit with brushed chrome mixer tap. There is space for a five-ring range cooker with high-gloss tiled splashback and canopy-style cooker hood over, decorative coving to the ceiling, a central ceiling light point, attractive tiled flooring, and a bank of windows to the rear elevation. Additionally, there is a cast-iron, double convector, column radiator, a single cast-iron anthracite column radiator, and a double-glazed external composite door to the side elevation providing access to a pathway which leads to the rear garden.

UTILITY ROOM

8' 0" x 8' 8" (2.44m x 2.64m)

The utility room features fitted wall and base units with shaker-style cupboard fronts and with complementary rolled-edge work surfaces over. There is high-gloss tiling to splash areas, a double-glazed window with obscure glass to the side elevation, tiled flooring, a ceiling light point, and space and provisions for an automatic washing machine, a dishwasher and a tall standing fridge freezer unit. There is a window opening and doorway to the breakfast kitchen, and the utility room also houses the wall-mounted combination boiler.





BEDROOM ONE

11' 0" x 12' 10" (3.35m x 3.91m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a central ceiling light point, a radiator, a ceiling-mounted ventilation system, and decorative coving.

BEDROOM TWO

12' 9" x 12' 0" (3.89m x 3.66m)

Bedroom two is another double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, decorative coving, a ceiling light point, a wall light point, a radiator, and an oak door leading to the en-suite shower room.

BEDROOM TWO EN-SUITE SHOWER ROOM

8' 2" x 3' 0" (2.49m x 0.91m)

The en-suite features a white three-piece suite comprising a fixed frame, step-in shower cubicle with electric Mira Sport shower, a wash hand basin with vanity cupboard beneath, and a low-level WC. There is tiling to dado height, tiled flooring, decorative coving to the ceiling, two inset spotlights, an extractor fan, and a chrome ladder-style radiator and towel rail.



BEDROOM THREE

10' 0" x 8' 3" (3.05m x 2.51m)

Bedroom three can accommodate a double bed with space for freestanding furniture. There is decorative coving to the ceiling, a ceiling light point, a radiator, and a bank of double-glazed windows to the side elevation, offering pleasant views across the property's gardens and towards Storthes Hall woods. The room benefits from floor-to-ceiling fitted wardrobes with hanging rails, shelving and sliding doors in situ.

BEDROOM FOUR / HOME OFFICE

9' 9" x 8' 8" (2.97m x 2.64m)

Bedroom four is versatile and multi-purpose room which features high quality fitted furniture, including built-in wardrobes/storage cupboards and a desk unit/dressing table. There is a window to the rear elevation with pleasant views onto the gardens and an external door providing direct access to the rear patio. There is a door leading to the integral garage/store.

HOUSE BATHROOM

9' 7" x 5' 0" (2.92m x 1.52m)

The bathroom features a modern, white, three-piece suite comprising an inset bath with tiled surround and thermostatic shower over, a broad pedestal wash hand basin with chrome monobloc mixer tap, and a low-level WC with push-button flush. There is attractive tiled flooring, tiling to the splash areas and to dado height on the walls, a ceiling light point, a chrome ladder-style radiator, a double-glazed window with obscure glass to the side elevation, a ceiling-mounted extractor vent, and a useful airing cupboard for toiletries and towels.





EXTERNAL

FRONT GARDEN

Externally to the front the property is approached via a gated driveway providing off street parking for multiple vehicles, with lawn gardens, and well stocked flower and shrub beds, and beautiful dry stone wall boundaries. The driveway leads to the integral garage store, which has been adapted into part storage and versatile bedroom/home office.

REAR GARDEN

Externally to the rear, the property enjoys a most fabulous plot which features a substantial flagged patio, ideal for al fresco dining, barbecuing and entertaining. With fabulous dry stone retaining walls, the patio then seamlessly leads onto a delightful lawn with well-stocked flower and shrub beds and pathways which meander down to a further patio at the bottom of the garden. This patio enjoys fantastic open-aspect views across neighbouring fields, and boasts an ornamental pond and a hardstanding for a summerhouse, with part dry stone wall and part fence boundaries. There is an additional raised flagged patio with timber pergola, a hardstanding for a greenhouse and a further hardstanding for a garden shed. There are various external security light, an external tap and an external double plug point.

GARAGE

9' 9" x 7' 9" (2.97m x 2.36m)

The garage/store is an ideal space for additional storage, with lighting and power and situ, the room has been part adapted for use as a home office/bedroom four.





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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