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## Square Hill, Kirkheaton Huddersfield, Yorkshire

Offers over £375,000

Part exchange considered for a 2/3 bedroomed semi-detached in Kirkheaton, Lepton or Almondbury.

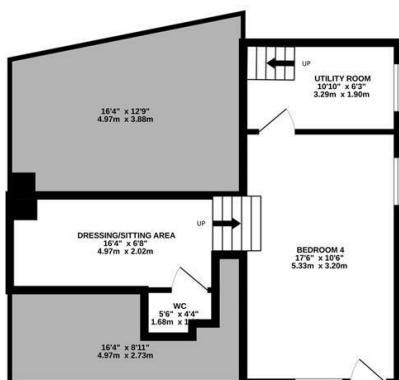
This spacious four-bedroom detached family home stands in the centre of this popular village. The property enjoys a southerly aspect to the front, with an enclosed garden and extensive parking. The accommodation comprises an entrance lobby, large open-plan dining kitchen with integrated appliances and a large living room. On the first floor are three bedrooms, the master with an en suite bathroom along with a separate shower room. There is also a useful attic area. On the lower ground floor there is a utility, a large double bedroom with adjoining dressing area and a WC. This level could be utilised differently depending on the purchaser's requirements. The property has a gas-fired central heating system, predominantly uPVC double glazing (with some wooden sealed unit double glazed rear windows) and a security system. Gates give access to the extensive driveway with parking for numerous vehicles and access to the garage. There is a lawned garden and a patio area, which is a real sun trap. Viewing is highly recommended to appreciate the position and amount of accommodation on offer.

# Square Hill, Kirkheaton Huddersfield, Yorkshire

## Floorplan



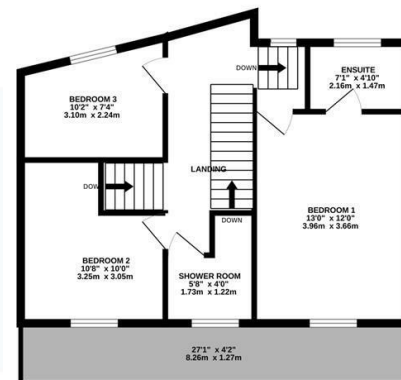
LOWER GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.

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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# Square Hill, Kirkheaton Huddersfield, Yorkshire

## Details



### Entrance Lobby

An external uPVC door with opaque arched panel gives access to the entrance lobby. This provides ideal shoe and coat storage and has a built-in low-level storage cupboard. There is tiled flooring, which continues into the dining kitchen, a radiator and an arched single glazed feature window.

### Dining Kitchen



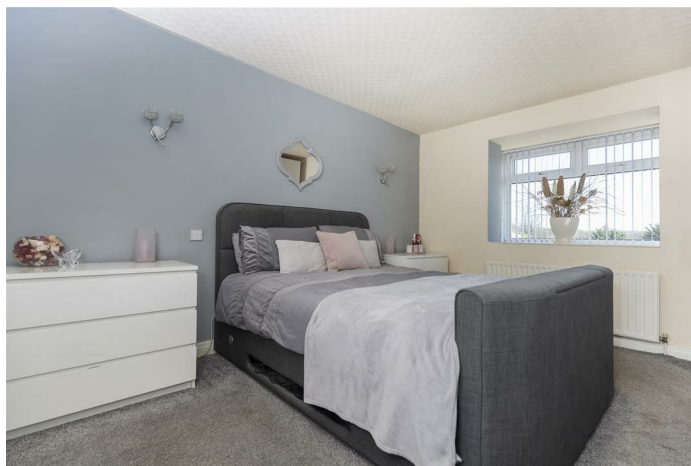
This room runs from the front to the back of the property and is best shown by a combination of the floor plan and photography. It is a large open-plan eating and entertaining space. The kitchen area has an array of fitted units to high and low levels with tiled surrounds and the worktops extend to create a breakfast bar area with a built-in wine rack beneath. Integrated appliances include a fridge, freezer and dishwasher. There is space for a range-style cooker with canopy filter hood above. The dining area can accommodate a good-sized formal dining suite and there is a decorative fireplace with raised hearth, upon which stands a living flame effect gas fire. There are various wall light points and ceiling downlighting to the kitchen area. The room is light and bright with rear and front uPVC windows, along with two radiators. A door at the far end leads to a staircase down to the lower ground floor, with further steps leading up to the living room.

### Living Room



This is also a very spacious principal reception room, running from the front to the rear of the property. The front portion is particularly light and bright with front and side windows, along with a Velux window within the angled roof. There is a timber fire surround with marble inlay and hearth, home to a living flame effect gas fire. There is ornate cornice coving, various wall light points and two radiators.

### Bedroom One



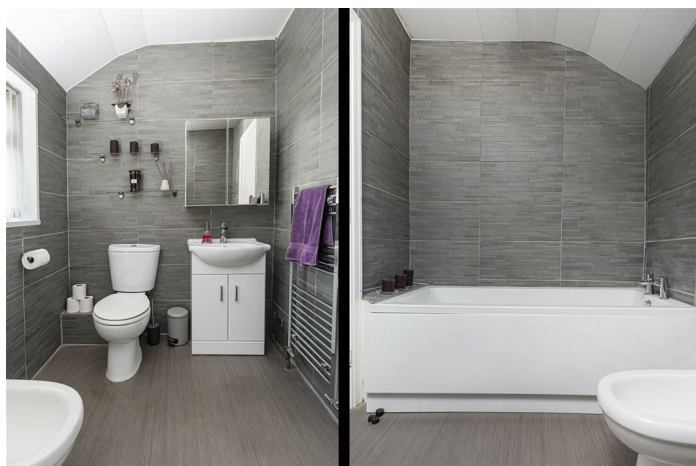
This large double bedroom has plenty of space for fitted or freestanding furniture and a uPVC window to the front elevation. There are wall lights and a radiator, and, being the master bedroom, this room has the advantage of its own en suite.

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## Details



### En Suite Bathroom



This has a four-piece white suite with a panelled bath, a hand basin with storage cupboards below, a low-level WC and a bidet. There is tiling to the walls, a sealed unit double glazed wooden window and an upright chrome ladder style radiator.

### Bedroom Three



This single bedroom is positioned at the rear of the property and has a uPVC window, coving and a radiator.

### Bedroom Two



This double bedroom is positioned at the front of the property and has a uPVC window. It extends beneath the staircase to the attic space and this area is ideal for fitted or freestanding furniture. The room also has a radiator.

### Shower Room



This room has been updated in recent times and has a walk-in shower cubicle with an aqua board interior and a Mira hand-held shower attachment. There is a rectangular hand basin with storage cupboards below and a low-level WC. The walls are tiled, and there is an upright chrome ladder-style radiator, an extractor fan and an opaque uPVC window. There is also aqua boarding to the ceiling.

### Landing

The landing has a sealed unit double glazed wooden window, a wall light point, a useful storage cupboard and a radiator. A staircase rises to the attic area.

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## Details



### Attic Area

This is a handy storage space, running the full width of the property. It has restricted headroom and two Velux windows. It would make an ideal kid's den or hobby space.

### Lobby

From the dining kitchen, a door gives access to a lobby area with useful storage space under the stairs. This area houses the Ideal condensing boiler for the heating system. There is a high-level sealed unit double-glazed wooden window and steps lead down to the utility.

### Utility



This room has wall cupboards and base units, working surfaces, a stainless steel sink with single drainer and plumbing for an automatic washer. There is space for additional freestanding appliances, such as a condensing dryer and an American-style fridge freezer. The floor is tiled and a timber and glazed door leads to bedroom four.

### Bedroom Four



This double bedroom has dual aspect front and side uPVC windows and its own external uPVC entrance door. Buyers may see the potential for a self-contained annex, with the utility becoming a kitchenette and the bedroom itself having access down to a dressing area with an adjoining WC. It could equally just be an extra sitting room, home office, cinema room, kids' playroom, etc. There are various wall light points and a radiator. Steps lead down to a sitting/dressing area that has ceiling downlighting, floor tiling and a radiator. A door gives access to a WC.

### WC



There is a two-piece suite comprising a pedestal wash hand basin and a low-level WC. The walls are tiled to half-height and there is tiling to the floor.

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## Details



### External Details



The property is set back from the lane with an entrance gate and perimeter walling. The patterned concrete driveway provides parking and turning for numerous vehicles, along with access to the garage. There is perimeter laurel and privet hedging, a decorative coloured slate area ideal for tubs, pots and planters and an adjoining level lawned garden with a similar slate border at the far end. There is a patio area immediately adjoining the property with a trellised timber fence. This area is a real sun trap and enjoys a south-easterly aspect, making it a pleasant entertaining space.

### Garage

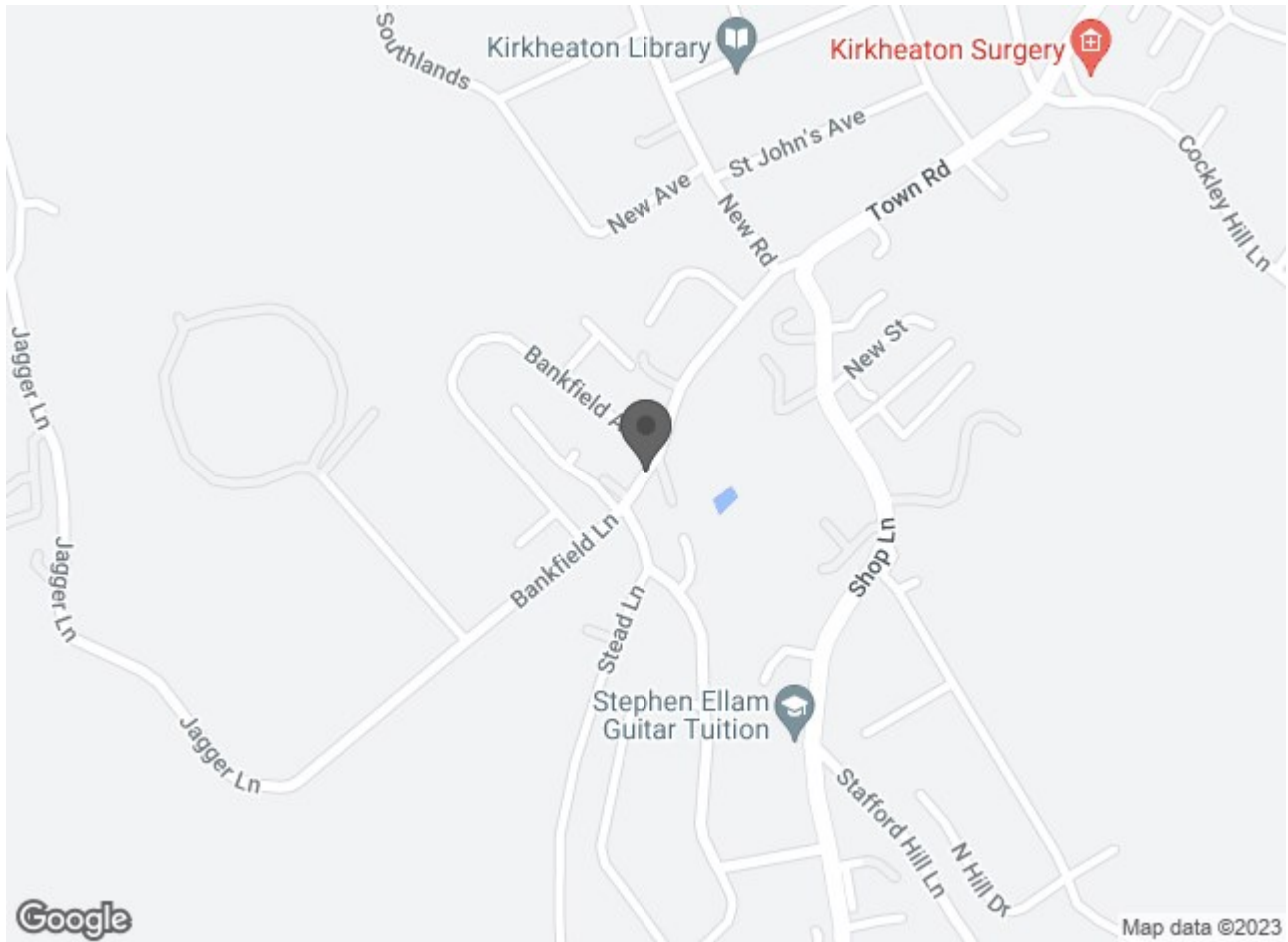
The garage is a good size with power, lighting and a Hormann door.

### Tenure

The vendors confirm the property is freehold.

# Square Hill, Kirkheaton Huddersfield, Yorkshire

Directions



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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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