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**Stafford Hill Lane, Kirkheaton
Huddersfield,**

Offers over £300,000

****UN-EXPECTEDLY RE-OFFERED****

Enjoying an enviable semi-rural setting and located on the edge of this popular and well-regarded village is this three-bedroomed detached home. The property is located with ease of access to amenities within the village and nearby retail park and would also make an excellent commuter base. There is excellent potential to extend and redesign if deemed necessary (subject to the relevant permissions). The accommodation comprises an entrance hallway, dining room with bay window, extended living room with French doors, kitchen with integrated appliances. On the first floor are three bedrooms and a shower room. There is a gas-fired central heating system, a security system and uPVC double glazing. Externally, there is a driveway providing parking and access to the garage. The gardens have lawned areas and patios that wrap around the property and take full advantage of the southerly aspect.

**Stafford Hill Lane, Kirkheaton
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Stafford Hill Lane, Kirkheaton Huddersfield,

Details



Entrance Hallway

A composite external door with opaque glazed panels gives access to the hallway where there is a staircase with a useful storage cupboard below. The flooring extends through into the adjoining kitchen and there is a radiator. Off the hallway, a timber and glazed door leads to the dining room.

Dining Room



This reception room is positioned at the front of the property and has a dual aspect with front and side uPVC windows. This large formal dining room could equally be a second sitting room and has wall light points, open display units with shelving and storage cupboards and a radiator. An archway leads to the living room.

Living Room



This reception room is positioned at the rear of the property

and has a single storey side extension with additional uPVC rear windows and French doors with matching side screens leading out into the garden. There is an electric fire, a serving hatch through to the kitchen and two radiators.

Kitchen



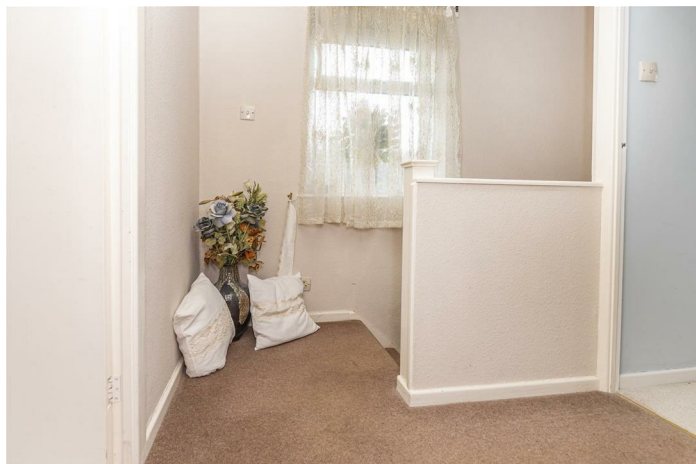
This kitchen has wall cupboards and base units with working surfaces, part tiled surrounds and a stainless steel sink with mixer tap and single drainer. Integrated appliances include an electric oven and hob with a pull-out-style filter hood. There is plumbing for an automatic washer and space for a freestanding fridge and freezer. Within the kitchen is the Baxi condensing boiler for the gas-fired central heating system along with twin uPVC windows. The kitchen can be accessed from the living room and hallway.

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First Floor Landing



From the hallway, the staircase rises to the first floor landing which has a side uPVC window.

Bedroom One



This large double bedroom is positioned at the front of the property and has built-in sliding door wardrobes, two of which have mirror fronts. The uPVC window enjoys a pleasant rural outlook towards Emley Moor in the distance. The room also has a radiator.

Bedroom Two



This double bedroom is positioned at the rear of the property and can accommodate fitted or freestanding furniture. There is a built-in shelved storage cupboard, a rear uPVC window and a radiator.

Bedroom Three

This single bedroom has a uPVC window that enjoys a similar outlook to the master bedroom, looking towards Emley Moor in the distance and a radiator.

Shower Room



This room has a double shower cubicle with glazed door and wall-mounted hand-held shower fitting, a hand basin with storage cupboards and a low-level WC with concealed cistern. There is tiling to the walls, along with floor tiling, ceiling downlighting and an upright chrome ladder-style radiator. There is also an opaque uPVC window.

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External Details



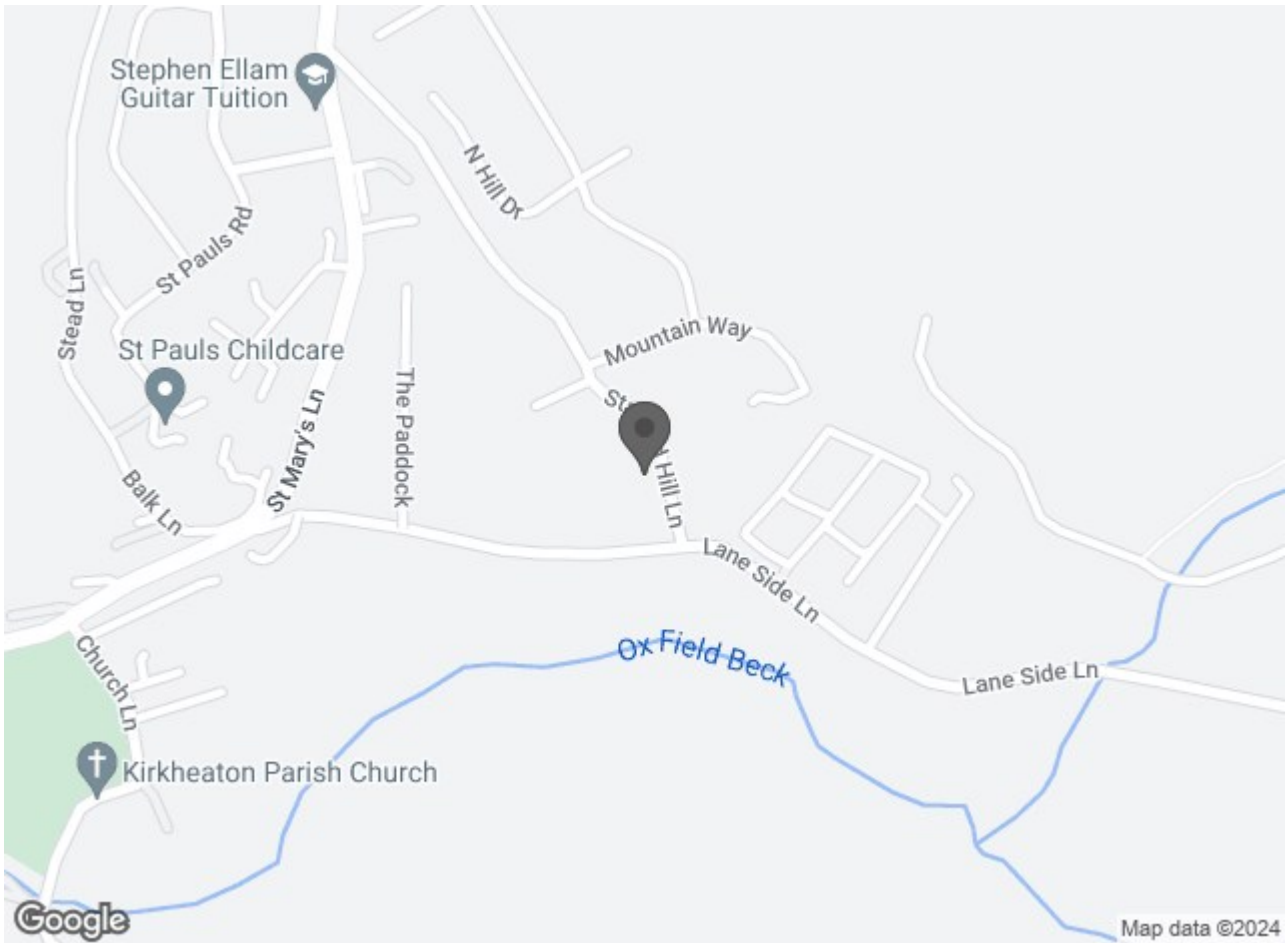
The property stands almost centrally within a good-sized plot and has a level lawned garden with low level walling. At the side of the property there is parking and an external water supply. The driveway to the left hand side provides further parking and access to the garage. There is a decorative gravel border with shrubs. The principal garden is to the side of the property and enjoys a southerly aspect, being a real sun trap. There is a part paved seating area to the rear of the garage along with a triangular vegetable plot, a good-sized paved seating area in the corner and a further seating area adjoining the French doors in the living room. There is a further lawned area and yet another seating area.

Tenure

01/08/2023- vendor confirmed the property is freehold.

Stafford Hill Lane, Kirkheaton Huddersfield,

Directions



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DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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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