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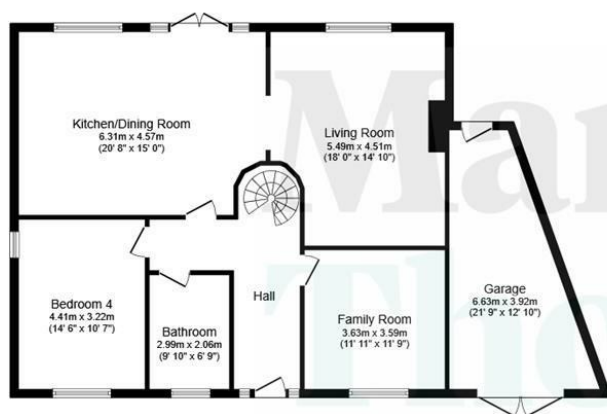
## Hallas Road, Kirkburton Huddersfield,

**£1,800 Per month**

This spacious four-bedroom detached home is located in this ever-popular village with ease of access to local amenities and schooling. It would make an ideal base for commuting to surrounding major towns and centres. The accommodation comprises an entrance hallway, dining kitchen with integrated appliances, living room with multi fuel stove, utility/laundry, ground floor double bedroom/sitting room, etc., and ground floor bathroom. On the first floor are three double bedrooms, the master with en suite, and a high specification bathroom. The property has a gas-fired central heating system, uPVC double-glazing and a comprehensive security system. Externally, there is extensive parking on the driveway, a garage and a garden incorporating a garden pod/home office, enjoying a westerly aspect. In addition, there is a garden pod/home office with bi-fold doors and all weather composite decking.

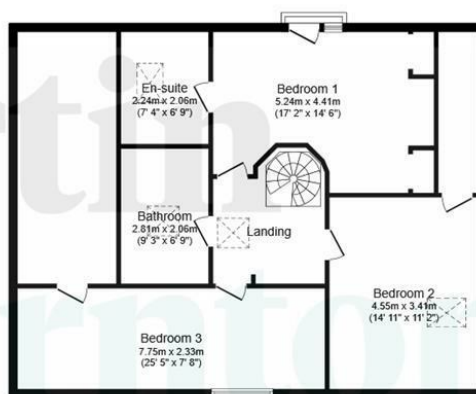
# Hallas Road, Kirkburton Huddersfield,

## Floorplan



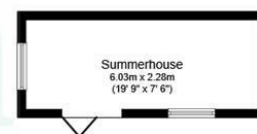
### Ground Floor

Floor area 117.2 sq.m. (1,262 sq.ft.)



### First Floor

Floor area 86.5 sq.m. (931 sq.ft.)



### Outbuilding

Floor area 13.5 sq.m. (146 sq.ft.)

Total floor area: 217.2 sq.m. (2,338 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Hallas Road, Kirkburton Huddersfield,

## Details



### Entrance Hallway

A composite door with glazed panels and side screen gives access to the wide entrance hallway. This has slate style flooring and is a perfect place to store shoes and coats, etc. It has ceiling downlighting, coving to the ceiling and a feature spiral staircase leading up to the first floor accommodation. There is also a radiator and a timber and glazed door leads to the dining kitchen.

### Dining Kitchen

This spacious room is positioned at the rear of the property and certainly has the wow factor. It has a continuation of the slate style flooring from the entrance hall and an extensive array of units to high and low level, with granite worktops and matching upstands. A central island unit has a granite worktop and incorporates drawers and open storage. Integrated appliances include AEG ovens, microwave, coffee maker and dishwasher. There is space for an American style fridge freezer with wine racks above and further freestanding appliances. The room has a radiator, ceiling downlighting, speakers for the audio system and space for a formal dining table. To the rear elevation are uPVC windows and French doors leading to the garden.

### Living Room

This good-sized principal reception room is positioned at the rear of the property. It has a stone fireplace and hearth, home to a multi-fuel stove. There is oak flooring, provision for a wall-mounted TV with acoustic panelling and a broad bank of uPVC windows overlooking the garden. There is also a radiator.

### Utility/Laundry Room

This large and versatile room is positioned at the front of the property and has recently been redesigned to form a utility. It has worktops, a stainless steel sink, plumbing for an automatic washer and space for a condensing dryer. There is engineered laminate flooring, uPVC windows and a radiator.

### Bedroom Four/Sitting Room

This versatile ground floor room could be a fourth double bedroom, second sitting room or play room. It enjoys a pleasant dual aspect with front and side uPVC windows, plenty of space for furniture and a radiator.

### Bathroom

The stylish bathroom has a four-piece suite comprising a

bath, wash hand basin, low level WC and a walk-in shower cubicle with an overhead waterfall style shower fitting. It has wall tiling with mosaic detailing around the bath, an opaque window, floor tiling, ceiling downlighting and an upright contemporary radiator.

### First Floor Landing

From the hallway, the spiral staircase rises to the first floor landing. This has downlighting, a Velux window within the sloping roof and a radiator.

### Bedroom One

The master bedroom is positioned at the rear of the property and certainly has the wow factor. The large room incorporates a Juliette style balcony that overlooks the garden and enjoys fabulous views looking back towards the Woodsome Valley. There are recessed open wardrobes incorporating hanging rails and shelving and plenty of space for additional furniture. A feature semicircular wall incorporates the spiral staircase. The room has ceiling downlighting, a radiator and access to an en suite.

### En Suite Shower Room

This room has a suite comprising a trough style hand basin set to a Quartz plinth with an illuminated mirror above, a low-level WC with a concealed cistern and a wet room style showering area with an overhead waterfall style shower fitting. There is under floor heating. Of particular note is the fabulous wall and floor tiling, downlighting and a Velux window within the roofline.

### Bedroom Two

This large double room has a large side Velux window maximising the natural lighting. It is presented to a high standard with plenty of space for fitted or freestanding furniture. There is a radiator and access to useful storage within the eaves space.

### Bedroom Three

Positioned at the front of the property, this is a large double room. The far end reduces in head height. It has ceiling downlighting over the sleeping area, a uPVC window, access to useful eaves storage and a radiator.

### House Bathroom

The stylish house bathroom has under floor heating. The suite comprises a bath with centrally positioned

# Hallas Road, Kirkburton Huddersfield,

## Details



wall-mounted taps, a trough style hand basin set to an oak plinth and a low-level WC with a concealed cistern. There is an illuminated wall-mounted mirror, provision for a wall-mounted TV, tiling to the walls and floor, downlighting and a Velux window.

### External Details

At the front of the property is a perimeter dry stone wall and an extensive block paved driveway with space for numerous vehicles, providing access to the attached garage. To the right-hand side of the garage is a flagged pathway and a perimeter stone wall with external water to the rear. The rear garden enjoys a westerly aspect, meaning that it enjoys the afternoon sun. There is a large stone paved patio area adjoining the French doors within the dining kitchen. The rear garden has perimeter walling and hedging, a level lawn and a garden pod/home office with a composite decked seating area in front.

### Garage

The garage has timber doors, a high ceiling and a rear personal door.

### Garden Pod

This fabulous, multipurpose space has bifold doors and has built-in drawers, pop-up power sockets and space for a drinks cooler. The room has front and side uPVC windows, a feature timber panelled wall, downlighting and external power sockets.

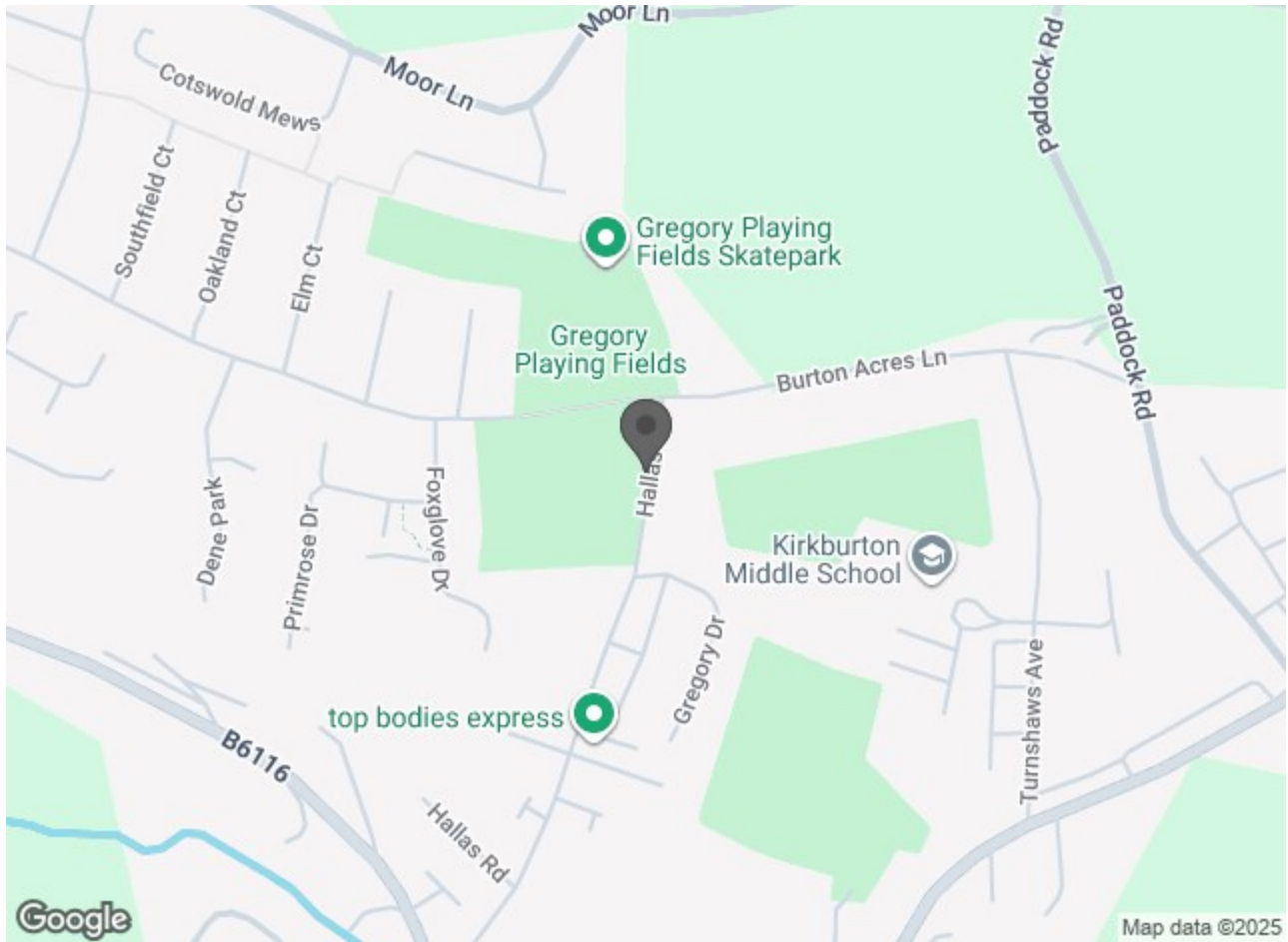
### DISCLAIMER

Please note that photos were taken before the previous occupier moved out.



# Hallas Road, Kirkburton Huddersfield,

Directions



## Hallas Road, Kirkburton Huddersfield,

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.