

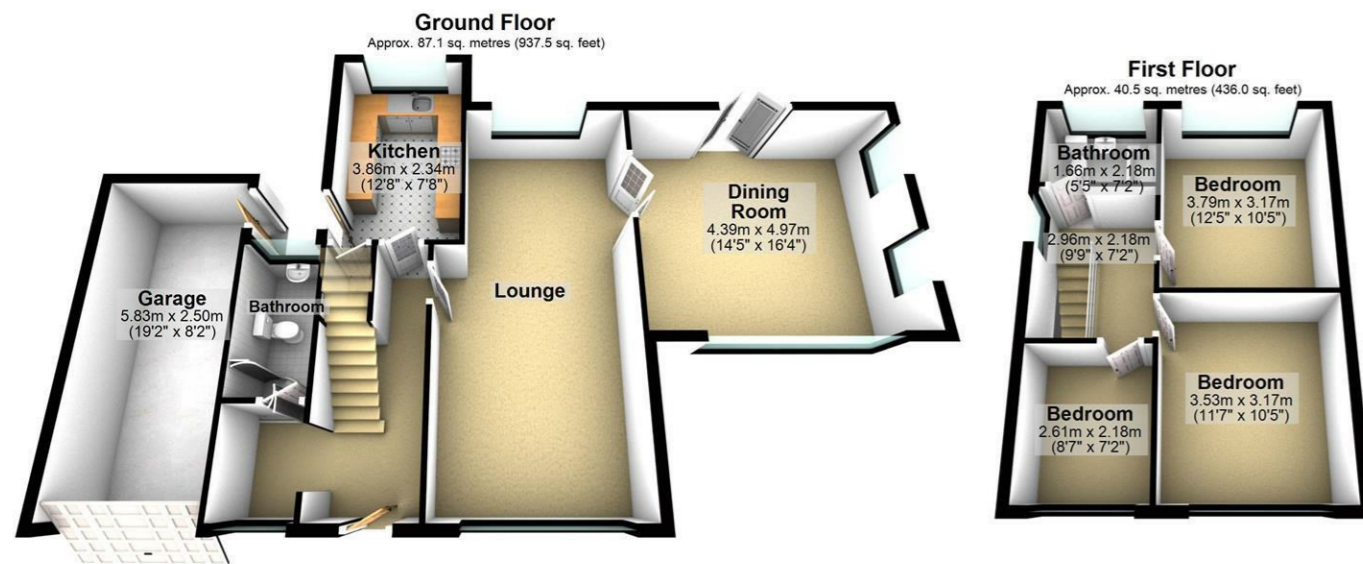
BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
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9 Woodland Meadows
Kirkburton, Huddersfield, HD8 0XQ

Offers Around £385,000



Total area: approx. 127.6 sq. metres (1373.4 sq. feet)

For illustration purposes only, not to scale.
Plan produced using PlanUp.

9 Woodland Meadows, Kirkburton



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**** NO ONWARD CHAIN ** ATTRACTIVE OUTLOOK TO THE REAR ** IDEAL FOR FUTURE EXTENSIONS (SPP) ****

Occupying a lovely position on an established cul-de-sac in a highly regarded semi-rural village location and near to open countryside, the local recreation ground and much sought after schooling in the form of both a primary and middle school. This 3 bedroom detached property is well presented and well cared for which although perfectly suitable for immediate occupation does allow the incoming purchaser an enormous amount of potential to "add their own stamp" and turn good into a great. We feel the property is not only suitable for a young growing family but due to the flexible nature of the accommodation may also be suitable for downsizers and or those with dependants.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

14'9" x 5'10"

Accessed via a composite double glazed door with an etched and leaded inset glazed panel. In turn this generous area gives access to the principle ground floor rooms and the first floor accommodation via a staircase with newel post and balustrade on display. There is cupboard storage area beneath the stairs, a central heating radiator, engineered oak floor covering.

BOOT & SHOE ROOM

4'4" x 4'11"

A bespoke seating area with shoe cupboard & storage beneath. There is a corner display unit within an alcove adjacent to a uPVC double glazed window which is positioned to the front elevation.

SHOWER ROOM

8'3" x 5'2"

Fitted with an oversized quadrant shower cubicle, low flush wc, pedestal hand wash basin. Part tiled splashbacks and contrasting tiled floor covering. There is a heated, chrome effect towel rail, spotlights within the ceiling, an extraction unit, loft hatch (not inspected at the appraisal) and a uPVC double glazed to the rear elevation with privacy glass inset.

LOUNGE & DINING AREA

24'0" x 11'8"

Enjoying good levels of natural light with uPVC double glazed windows positioned to both the front and rear elevations. The focal point for the room is a coal effect gas fire set within a traditional surround with a marble back and hearth. There are two central heating radiators and a pair of glazed double doors which lead through to the adjoining reception room.

RECEPTION ROOM/GF BEDROOM

16'2" x 14'2"

Another generous room which enjoys good levels of natural light due to the uPVC double glazed picture window to the front elevation and the uPVC double glazed patio doors and windows to the rear elevation from which an attractive outlook over the surrounding landscape can be enjoyed. Two head height uPVC double glazed windows with privacy glass inset are positioned to the gable end of the property and there is a radiator and loft hatch (not inspected at the time of the appraisal).

KITCHEN

12'11" x 7'11"

Fitted with a range of wall and base units finished in a dove grey colour scheme with complementary working surfaces. The kitchen is further equipped with a two ring electric hob and a two ring gas hob with integrated extractor over. In addition, you will find a fitted double oven, provision for a microwave and a stainless steel inset sink unit with drainer and mixer tap. There are part tiled splashbacks surrounding the preparation areas, plumbing for an automatic washing machine, a boiler concealed within one of the units and a uPVC double glazed window positioned to the rear elevation taking in the aforementioned views. Further party storage will be found beneath the stairs and there is a central heating radiator underneath a breakfast bar area. There is access to the exterior of the property via a traditional, timber framed glazed rear/side door giving access to the storm porch and garage,

FIRST FLOOR

BEDROOM ONE

11'2" x 10'6" to the wardrobes, plus the entrance

Enjoying a range of fitted bedroom furniture including dresser and drawers along with double sliding door fronted robes with full hanging and shelving. Central heating radiator and a uPVC double glazed windows positioned to the rear elevation which takes in lovely rural views over the surrounding countryside.

BEDROOM TWO

11'5" x 8'10" to the wardrobes doors

Another light, bright and neutrally presented room with a range of fitted bedroom furniture including two double robes and a corner cupboard. There is head height cupboard storage and a centrally positioned dresser/drawers. You will also find a central heating radiator and a uPVC double glazed window positioned to the front elevation.

BEDROOM THREE

6'11" x 6'2" plus the entrance

There is a bulkhead cupboard unit which houses the cylinder and also doubles up as a linen cupboard. Central heating radiator and a uPVC double glazed window positioned to the front elevation.

HOUSE BATHROOM

5'4" x 7'0"

Fitted with a low flush wc, pedestal hand wash basin and panel bath with complementary tiled walls. Further a chrome effect, ladder style heated towel radiator and spotlights within the aqua board style ceiling. Positioned to the rear elevation is a uPVC double glazed window with privacy glass inset.

LANDING

6'4" x 9'6"

Having a uPVC double glazed window to the gable end allowing natural light into this area, continuation of the balustrade and newel post on display from the ground floor and a loft hatch giving access to the roof void (although this was not inspected at the time of the appraisal).

OUTSIDE

To the front of the property is a sweeping tarmac driveway leading to an attached single garage. Immediately to the front and side elevations are well stocked gardens including areas laid to lawn, planted pockets, flower beds and flagged pathways allowing easy perimeter access. To the rear, the gardens are largely low maintenance with patio seating areas, slate bed sections, planted pockets, evergreens and established mature trees and shrubs.

GARAGE

8'2" x 17'9"

With gas and electric meters, fuse board, tap and a convenience door towards the rear adjacent to the storm porch area and the aforementioned access door, power and light.

COUNCIL TAX BAND E

TENURE

We understand the subject property is a freehold arrangement, further details can be obtained during the conveyancing process.

AGENTS NOTES

In our opinion the current living arrangements lend themselves to extension over the garage and ground floor bedroom/reception room and as such would require authority consents. Should interested parties wish to do so we can happily provide contacts for local architects who may be able to advise you.

