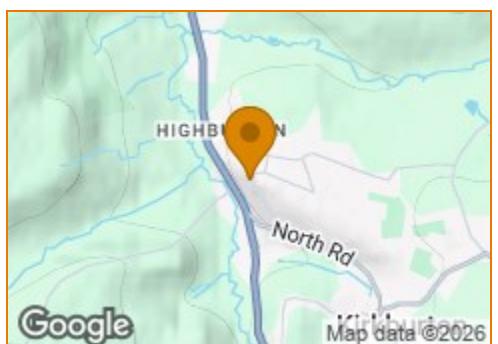


# BOULTONS

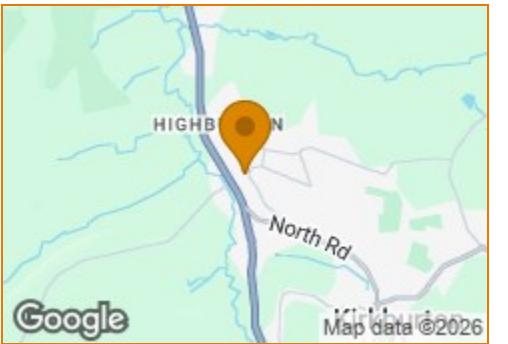
Terrain Map



Hybrid Map



Terrain Map



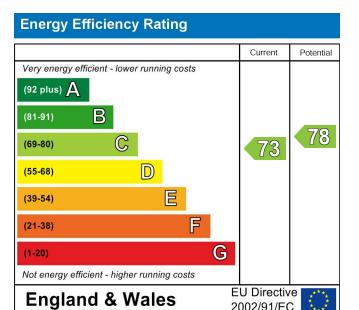
Floor Plan



## Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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## Garner Lane

Kirkburton, Huddersfield, HD8 0QX

Offers Around £500,000



# Garner Lane

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Tucked away on the fringe of the charming yet bustling village of Kirkburton, up in the community of Highburton is this splendid detached house on Garner Lane. Offering a unique blend of character and modern living with superb panoramic views that stretch across the valley taking in the picturesque countryside that surrounds this property.

This excellent family home a true gem for those seeking both tranquillity and convenience. Boasting an impressive arrangement of flexible living spaces, featuring three reception rooms that provide ample room for home working, relaxation and entertainment. The versatile layout allows for a 4/5 bedroom configuration over three well-appointed floors, making it ideal for families or those who require extra space for guests or a home office.

The property includes two bathrooms, ensuring comfort and convenience for all residents. The spacious interiors are complemented by an abundance of natural light, creating a warm and inviting atmosphere throughout.

Situated in a sought-after village location, this home is within close proximity to highly regarded schooling, making it an excellent choice for families. Additionally, its strategic position offers a good base for accessing regional financial centres, making it suitable for professionals commuting to nearby cities.

In summary, this characterful and spacious detached house on Garner Lane presents a wonderful opportunity for those looking to enjoy a modern lifestyle in a picturesque setting. With its flexible living arrangements and stunning views, it is a property not to be missed.

## ACCOMMODATION

### GROUND FLOOR

#### MASTER BEDROOM 15'4" x 10'8"

Taking in fantastic far reaching views through the uPVC double glazed French doors and windows in a wood grain design, positioned to the rear elevation, allowing an abundance of natural light to flood into the room. Central heating radiator.

#### BEDROOM 2

11'4" x 10'5"

Also enjoying the aforementioned view via the wood grain effect uPVC double glazed window which has stone feature mullions, central heating radiator.

#### BEDROOM 3

9'11" x 7'4"

In keeping with the remainder of the property, this room is in good decorative order with a central heating radiator and wood grain effect uPVC double glazed window positioned to the gable end of the property and also featuring stone mullions.

#### SHOWER ROOM

6'11" x 5'8"

Fitted with a white three piece suite comprising quadrant shower cubicle with main rainfall showerhead and hand held shower attachment, a free standing wash hand basin with chrome mixer tap and a concealed, push button flush W.C. There are complementary tiled walls, tiled floor covering, heated towel rail and spotlights within the ceiling.

#### MID FLOOR

#### BEDROOM 4

7'5" x 9'11" plus entrance

There are wood grain effect uPVC double glazed windows to the gable end with stone mullions and a central heating radiator.

#### LOUNGE

15'1" x 10'5"

Taking in the far reaching views across the valley via the uPVC double glazed windows which are in a wood grain style and which feature stone feature mullions. There is a central heating radiator with the focal point for the room being a traditional, decorative rustic feature fireplace with brick, stone and distressed timber detail. The lounge is open plan, adjacent to the dining room which is currently used as a play room.

#### DINING ROOM/PLAY ROOM

10'2" x 11'4"

With a stone and distressed timber arch, matching the fireplace. The aforementioned views can be enjoyed via the wood grain effect uPVC double glazed windows with stone mullions, central heating radiator. The floor covering for the two rooms has an engineered oak finish and nicely ties in this social living space.

#### LIVING KITCHEN

21'7" x 13'0" max

This open plan living kitchen is fitted with a range of base and wall units in a white colour scheme with complementary post form working surfaces in a marble style. A matching centre island and breakfast bar provides a focal point for the room and the kitchen is further equipped with a five ring gas hob with oven beneath and stainless steel and glass extractor canopy over. You will also find a one and a half bowl stainless steel inset sink unit with mixer tap and drainer. uPVC double glazed windows and an access door is positioned to the rear elevation taking in the far reaching, panoramic views and also boast stone feature mullions. The floor has a Nordic grey style laminated covering and there is a central heating radiator and a door leading through to the utility.

#### UTILITY ROOM

13'8" x 5'3"

Fitted with a range of base units, working surfaces, stainless steel inset sink unit with drainer, plumbing for a washing machine, provision for a dryer and plumbing for a dishwasher. There are part tiled splashbacks behind the sink and the Nordic grey style floor covering is continued from the kitchen. There is a wall mounted combination boiler and cloaks hanging.

#### TOP FLOOR

#### GUEST BED/OFFICE SUITE

17'8" x 15'5"

A versatile space currently used as a home office/games room, good levels of natural light area provided through the wood grain effect uPVC double glazed windows to the front and side elevations, those to the side featuring the stone mullions, taking in the views across the valley. There are also two skylights with fitted blinds positioned to the rear roof slopes and additional eaves storage.

#### HOUSE BATHROOM

6'4" x 5'8"

Fitted with a white three piece suite comprising P-shaped bath with mixer tap and hand held shower attachment over, pedestal hand wash basin with mixer tap and a low flush wc. There are complementary tiled walls, a heated towel rail, Velux skylight and a wood grain effect uPVC double glazed window with privacy glass inset, mirrored medicine cupboard.

#### ENTRANCE HALL

11'1" x 5'8"

Accessed via a uPVC double glazed door with privacy glass inset, with an engineered oak flooring, staircase descending to the middle floor and beyond plus access to the top floor rooms.

#### OUTSIDE

To the front is a driveway providing parking for a number of vehicles and an electric vehicle charging point. A step of steps descend to the middle level kitchen door and beyond to the principal garden which is largely laid to lawn with additional flower beds, rockeries and seating area. There are beautiful panoramic views across the valley and the surrounding wooded aspects.

#### TENURE

We understand that the property is a freehold arrangement.

#### COUNCIL TAX. BAND F

#### AGENTS NOTES

Please note for future reference that the property has planning permission for the: ERECTION OF TWO STOREY SIDE EXTENSION AND ASSOCIATED ALTERATIONS (WITHIN A CONSERVATION AREA).

Application Number: 2024/62/92704/E

