

BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan



For illustration purposes only, not to scale.
Plan produced using PlanUp.
66 Moor Lane, Kirkburton



Moor Lane

Kirkburton, Huddersfield, HD8 0QS

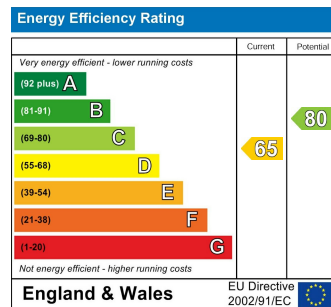
Offers Over £325,000



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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Moor Lane

Kirkburton, Huddersfield, HD8 0QS

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window overlooking the rear garden. The fitted furniture comprises a pair of double, floor to ceiling robes with a range of hanging and shelving.

TENURE

We've been informed that the property is Freehold.

COUNCIL TAX BAND D

SHOWER ROOM (en-suite)

8'10" max x 7'2" max

With a walk-in double shower, vanity hand wash basin with mixer tap, low flush wc, central heating radiator, spotlights, complementary part tiled splashback and walls, medicine cupboard and a uPVC double glazed window with privacy glass inset.

CLOAK ROOM/W.C (FORMER 3RD BED)

6'2" x 5'10"

With a low flush wc, vanity hand wash basin and mixer tap over, part tiled splashback, central heating radiator and a uPVC double glazed window. This room could potentially be turned back into a bedroom, subject to works and any necessary consents.

OUTSIDE

There is a driveway to the side of the property which leads to the double garage. The gardens are attractive, established, and largely lawned positioned to the front and rear of the house with well stocked planted pockets, beds and borders. They are all largely level and the rear garden being predominantly Southerly facing.

DOUBLE GARAGE

16'8" x 15'8"

With remotely operated electric door, two taps, power and light.



window and a cloaks/cleaning cupboard housing the alarm control box and fuse board.

KITCHEN

10'9" x 10'5"

Adjacent to the dining hall, is fitted with a range of white contemporary wall and base units incorporating a stainless steel inset sink with mixer tap over and an electric hob with stainless steel extractor over and an integrated oven beneath. The working surfaces are extended into matching splashbacks and the kitchen is further equipped with an integrated dishwasher, washing machine, integrated fridge and integrated freezer. There is a uPVC double glazed window to the side elevation and a stable style door allowing access to the side and rear of the property. Concealed within one of cupboard units is a Viessmann combination boiler and there is an array of spotlights within the ceiling.

BEDROOM 1

12'5" max x 10'5" max

With a range of fitted bedroom furniture comprising two double robes with a centrally positioned dresser with drawers beneath and cupboard storage over. There is a central heating radiator and sliding patio doors leading to the conservatory. An internal door gives passage to the Jack and Jill style shower room which therefore acts as an en-suite.

CONSERVATORY/GARDEN ROOM

7'10" x 6'10"

Dwarf wall and uPVC double glazed in construction, French doors lead out to the garden, there is provision for wall lighting, laminate flooring and an electric wall heater.

BEDROOM 2

10'0" to wardrobe doors x 9'6"

With a central heating radiator and a uPVC double glazed

SUMMARY

Occupying a lovely semi-rural position overlooking open countryside to the front is this "turnkey" detached true bungalow which upon inspection will reveal a very well presented and spacious home which has been the subject of a comprehensive program of modernisation, improvement, and extension by way of a conservatory at the rear. Boasting a generous lounge, dining hall, modern fitted kitchen, sizeable cloak room/w.c (formerly a 3rd bedroom), 2 doubled bedrooms with fitted furniture, a Jack and Jill style shower room and the aforesaid conservatory. As you would expect from a property of this calibre there is a central heating system, alarm system and sealed unit double glazing. EARLY VIEWING ADVISED.

ACCOMMODATION

RECEPTION HALL

9'6" x 3'11"

Accessed via a composite double glazed front door, with a central heating radiator and gives access to the lounge at the front of the property and beyond to the dining hall and inner hall.

LOUNGE

20'8" x 10'9"

Taking in distant views across surrounding countryside via a large PVC double glazed bow window together with an additional uPVC double glazed window in an arched design, both allowing an abundance of natural light into this generous reception room. There is decorative coving and a central heating radiator. The focal point of the room is an attractive electric fire with surround.

DINING HALL/ROOM

9'6" x 8'10"

With a central heating radiator, uPVC double glazed

