

10 Cotswold Mews, Kirkburton, Huddersfield, HD8 0XE

£300,000

bramleys

NO UPPER CHAIN

Situated in the sought after village of Kirkburton, is this delightful semi-detached house on Cotswold Mews. The property presents an excellent opportunity for a young and growing family, with 3 well-proportioned bedrooms, this property offers ample space for comfortable living.

The home boasts an open plan living/dining room, modern kitchen and bathroom, 3 good sized bedrooms and benefits from gardens both to the front and rear, ideal for outdoor activities and enjoying the fresh air. A driveway and garage add to the convenience, providing secure parking and additional storage options.

Situated in a popular residential area, this property is close to local amenities, ensuring that daily needs are easily met. Families will appreciate the proximity to reputable schools, making it an ideal choice for those with children.

This property is offered with no upper chain, allowing for a smooth and straightforward purchase process. Internal viewing is highly recommended to fully appreciate the potential and charm this home has to offer. Don’t miss the chance to make this lovely house your family’s new home.



GROUND FLOOR:

Enter the property via a uPVC double glazed entrance door.

Entrance Hall

With a uPVC double glazed window and central heating radiator.

Lounge/Dining Room

24'11" x 13'5" max / 8'9" min (7.59m x 4.09m max / 2.67m min)

A most spacious open plan lounge with dining area, which is fitted with a uPVC double glazed window to the front, 2 central heating radiators, gas and coal effect living flame fire which is set onto a Minster style fire surround and mantel. There are uPVC double glazed sliding patio doors to the rear, which lead directly into the rear garden.

Kitchen

11'1" x 7'4" (3.38m x 2.24m)

Having a range of wall and base units with laminated work surfaces and part tiled walls. There is a 4 ring electric hob with overhead extractor fan and light, built-in oven and grill, integral dishwasher, 1.5 bowl stainless steel sink unit with mixer taps and side drainer, tiled flooring, central heating radiator, uPVC double glazed window and a side access door. There is also plumbing for a washing machine.

FIRST FLOOR:

Landing

With a uPVC double glazed window and built-in linen cupboard.

Bedroom

12'0" x 9'7" (3.66m x 2.92m)

Situated to the front of the property, having a central heating radiator, uPVC double glazed window and a bank of 8 door fitted wardrobes, with hanging and shelving facilities.

Bedroom

12'8" x 9'7" (3.86m x 2.92m)

Peacefully situated to the rear of the property and providing rural views through a uPVC double glazed window. There is also a central heating radiator.

Bedroom

9'0" x 6'8" inc bulk-head (2.74m x 2.03m inc bulk-head)

With a central heating radiator and uPVC double glazed window.

Bathroom

Being fully tiled to the walls and having a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead shower and screen. There is also a central heating radiator and uPVC double glazed window.

OUTSIDE:

To the front of the property there are lawned gardens with a tarmacadam side driveway, which leads to a single detached garage. To the rear there are enclosed lawned gardens with flagged patio.

Garage

With up and over door, power and light.





BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.



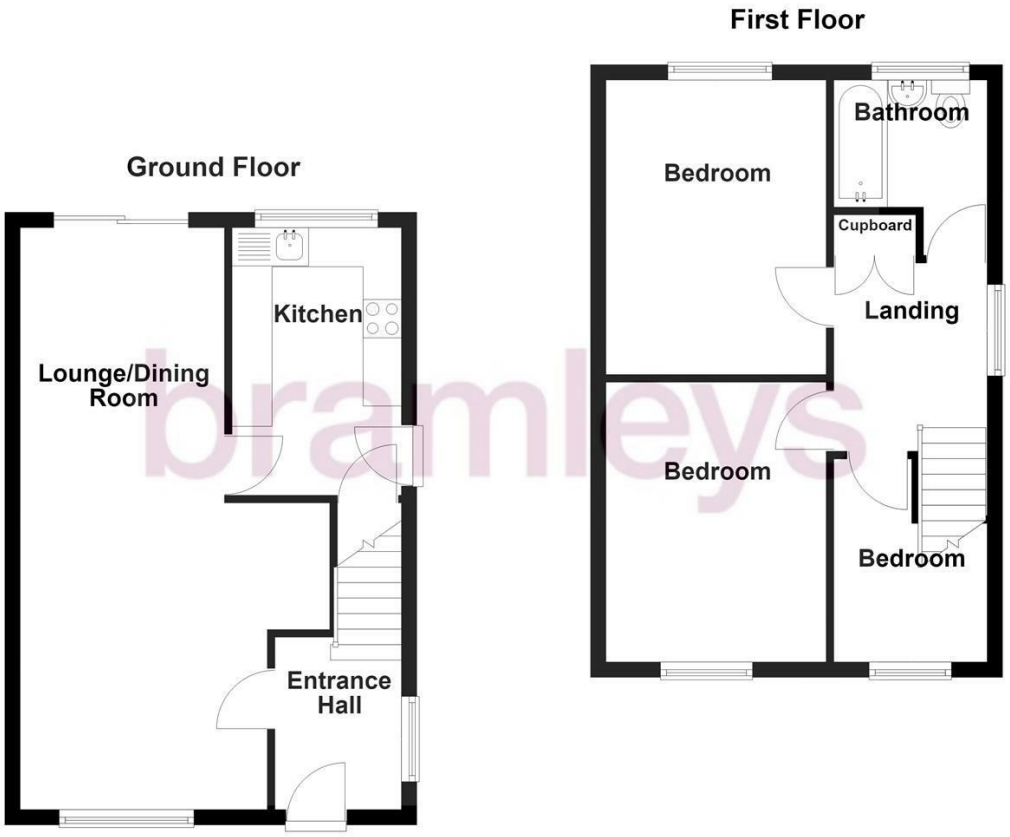




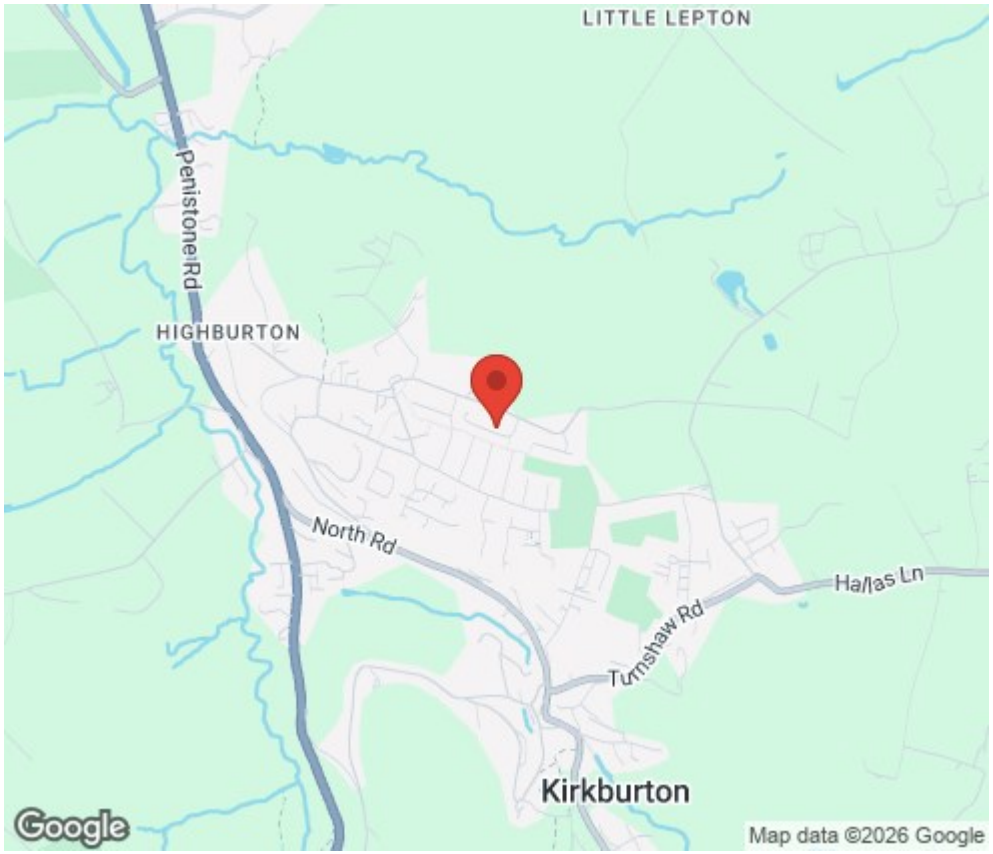


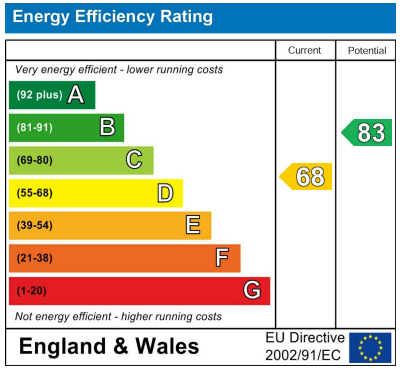






NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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