



Turnshaw Road, Kirkburton Huddersfield HD8 0TL

welcome to

Turnshaw Road, Kirkburton Huddersfield

Charming Three-Bedroom Cottage with Spacious rooms, rear Garden and Off-Street Parking located in the idyllic village of Kirkburton.



Lounge

14' 1" x 13' 10" (4.29m x 4.22m)

Kitchen

15' 10" x 9' 5" (4.83m x 2.87m)

Bedroom One

13' 4" x 10' 5" (4.06m x 3.17m)

Bedroom Two

10' 2" x 10' 5" (3.10m x 3.17m)

Bedroom Three

9' 10" x 6' 8" (3.00m x 2.03m)

Bathroom**Outbuilding**

24' 3" x 10' 10" (7.39m x 3.30m)

Agents Note

There is an
easement on the title.
Your conveyancer can take
the necessary steps to
advise.



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- Villiage Location
- Great sized rear garden
- Additional space for home office
- Off-street parking
- Neatly presented

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in the region of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF119192 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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