



88 New Road, Kirkheaton, Huddersfield, HD5 0HR

£300,000

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This deceptively spacious semi-detached property presents an ideal opportunity for families seeking a stylish and spacious home. Boasting 4/5 bedrooms, including a versatile additional room on the ground floor that can serve as a 5th bedroom, home office or play room.

The heart of the home features a generous lounge and fitted dining kitchen with integrated appliances and patio doors that lead out to the low-maintenance gardens, perfect for outdoor relaxation and entertaining. The four-piece bathroom is both spacious and well-appointed, ensuring comfort for all family members.

Offering ample parking, together with car port and detached garage. The location is particularly appealing to families, as it is within walking distance to Kirkheaton Primary School and the centre of Kirkheaton village, where you will find a range of amenities.



GROUND FLOOR:

Enter the property through a uPVC side entrance door into:-

Entrance Hall

With a staircase rising to the first floor and a central heating radiator.

Lounge

14'10" x 12'5" (4.52m x 3.78m)

A light and spacious reception room which has a feature fireplace housing a gas fire, large uPVC double glazed window to the front and a central heating radiator.

Dining Kitchen

20'8" x 9'4" (6.30m x 2.84m)

The kitchen has a range of wall and base units with complementary worktops and breakfast bar area. Integrated appliances include a double oven, hob and extractor, washing machine and dishwasher. There is also a central heating

radiator, a uPVC double glazed window and a set of patio doors which open to the rear garden.

Bedroom 5/Play Room/Office

10'10 x 7'9 (3.30m x 2.36m)

This versatile room on the ground floor provides flexibility depending upon requirements. Fitted with a central heating radiator and a uPVC double glazed window to the front.

WC

Furnished with a 2 piece suite comprising of a low flush WC and wash hand basin. There is also an extractor fan and a uPVC double glazed window. This space also houses the central heating boiler which is situated within a cupboard.

FIRST FLOOR:

Landing

The landing has a central heating radiator, a built-in store cupboard and access to the loft, which we are informed is boarded and has a pull down ladder.

Bedroom 1

11'10" x 10'10" (3.61m x 3.30m)

This double bedroom has fitted wardrobes with sliding door fronts, a uPVC double glazed window to the front and a central heating radiator.

Bedroom 2

11'7 x 9'7 (3.53m x 2.92m)

Having a central heating radiator and a uPVC double glazed window to the front.

Bedroom 3

10'3" x 9'8" (3.12m x 2.95m)

Having a central heating radiator and a uPVC double glazed window to the rear.

Bedroom 4

10'3" x 9'7" (3.12m x 2.92m)

Having a central heating radiator and a uPVC double glazed window to the rear.



Bathroom

The family bathroom boasts a 4 piece suite with a double walk-in shower with large overhead rainfall shower head, bath, low flush WC and wash hand basin. A uPVC double glazed window opens to the side elevation and there is a heated towel rail.

OUTSIDE:

There is a garden to the front and driveway which provides ample off road parking. To the rear, there is a detached single garage with side personal door, car port and EV charging point. The rear garden is low maintenance with decking and artificial grassed areas.

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.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642). Proceed through the traffic lights at Aspley and Moldgreen. After passing Tolson museum on the right hand side, take the next left at the traffic lights into Dalton Green Lane. Turn right onto Albany Road, proceed onto School Lane which becomes St. Marys Lane and then Shop Lane, take a left hand turning into Bankfield Lane and then an immediate right onto New Road. Follow this road up, past the primary school and the property can be found on the right hand side.

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:

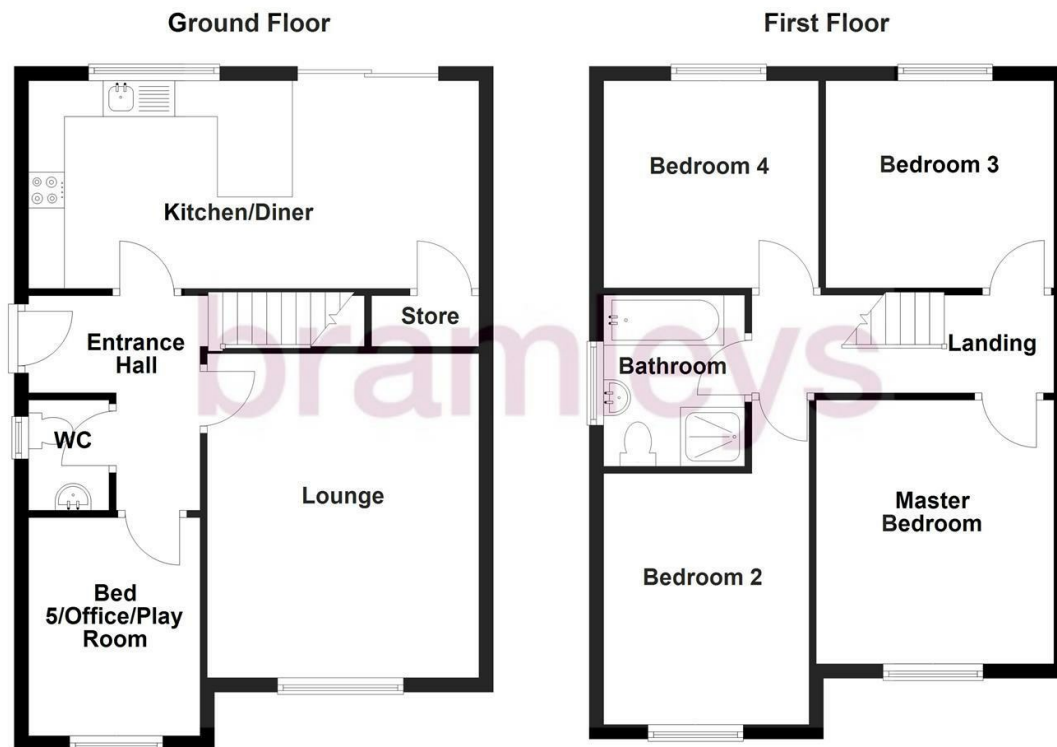
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

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:

- 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.
- 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	63	79
	EU Directive 2002/91/EC	



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