



1 Elm Court, Kirkburton, Huddersfield, HD8 0TB  
£375,000

bramleys



## NO UPPER CHAIN

This 4 bedroom, detached family home is situated in the highly desirable area of Kirkburton. The property provides flexible accommodation in that it has 2 first floor bedrooms, together with bathroom, plus 2 further ground floor bedrooms if required or alternatively a separate dining room. There is also a ground floor shower room, spacious living room and fitted kitchen with integrated appliances.

The property would make an ideal purchase for those with a young and growing family, or alternatively those looking towards retirement.

With gas fired central heating, uPVC double glazing and detached double garaging, the property must be viewed internally to truly appreciate the size, position and quality of this outstanding family home.

Energy Rating: D





## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Hall

With a door accessing the lounge and a built-in understairs storage cupboard.

### Lounge

21'0" x 11'0" (6.40m x 3.35m)

Having dual aspect windows, with a uPVC double glazed bow window to the side and further bow window to the front. There are also 2 central heating radiators, and a gas and coal effect living flame fire set onto a marble hearth and backdrop, with fire surround and mantel.

### Dining Room/Bedroom 3

12'1" x 10'0" (3.68m x 3.05m)

Having a uPVC double glazed window and a central heating radiator.

### Kitchen

10'6" x 9'0" (3.20m x 2.74m)

Having a range of matching wall and base units with laminated work surfaces and part tiled walls. There is concealed lighting to the wall units, a 5 ring gas hob with overhead extractor fan and light, built-in oven and grill, integral dishwasher, inset 1.5 bowl stainless steel sink with mixer taps and side drainer, uPVC double glazed window and a rear access door.



### Bedroom 4

10'0" x 8'9" (3.05m x 2.67m)

Situated to the front of the property, having a uPVC double glazed window, ceiling coving and a central heating radiator.

### Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash basin with cupboard beneath and corner shower cubicle. There is full tiling to the walls and a uPVC double glazed window to the front elevation.

## FIRST FLOOR:

### Landing

With 2 separate built-in store cupboards.

### Bedroom 1

13'5" x 10'0" (4.09m x 3.05m)

A spacious double bedroom which has uPVC double glazed windows to the side, a range of fitted furniture including 3 door wardrobes with hanging and shelving facilities and a central heating radiator.





## Bedroom 2

12'8" x 10'10" plus wardrobes (3.86m x 3.30m plus wardrobes)

A spacious double bedroom which has full width fitted 5 door wardrobes with hanging and shelving facilities, low voltage lighting, central heating radiator and a uPVC double glazed window to the side which provides views towards Emley Moor.

## Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and corner bath. There is a central heating radiator, sunken low voltage lighting, full tiling to the walls and a uPVC double glazed window.

## OUTSIDE:

There is a double width tarmacadam driveway providing off road parking and in turn leads to the detached garage. The property has lawned gardens to both the front and side, with flagged patios and mature borders.

## Garage

15'8" x 15'0" (4.78m x 4.57m)

With automated access door, power and light points.

## 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 by Wakefield Road passing through the traffic lights at Moldgreen and upon reaching the traffic lights at Waterloo bear right onto Penistone Road proceed past the Morrison's superstore and continue along the road for approximately two and a half miles, taking a left hand turning towards Kirkburton village, proceed along North Road taking the second left which doubles back on itself up Slantgate and proceed up the road. After the bend, the road becomes Highfield Road and then Burton Acres Lane. Elm Court can be found as a turning on the left and the subject property will be identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

E

## 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.











Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

99.2 m<sup>2</sup>  
1069 ft<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>  
7 ft<sup>2</sup>

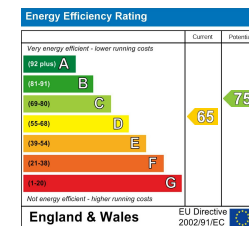
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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