



14 Stafford Hill Lane, Kirkheaton, Huddersfield, HD5 0EF
£315,000

bramleys



Located in the highly desirable village of Kirkheaton, this well-proportioned three-bedroom semi-detached property is set on a generous plot, offering excellent potential to extend (subject to planning permission). Ideal for growing families, first-time buyers looking for long-term potential, or even downsizers wanting outdoor space and a peaceful setting.

The property is vacant and offered with no upper chain, making it a straightforward and attractive purchase.

Externally, the home benefits from a driveway and garage, along with mature gardens to the front and rear. The rear garden enjoys lovely open views towards Castle Hill, providing a tranquil outlook.

This is a fantastic opportunity to secure a versatile home in a popular residential location, with scope to personalise and add value.

Energy Rating: D



GROUND FLOOR:

Enter via an external door into:-

Entrance Hall

With further doors accessing the cloakroom/WC and garage.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and wash hand basin. There is a central heating radiator and a window to the rear elevation.

Dining Kitchen

20'1" x 8'8" (6.12m x 2.64m)

The kitchen is fitted with a range of wall, drawer and base units with work surfaces over and a 1.5 bowl stainless steel sink and drainer unit. Integral appliances include a double oven, a 5 ring induction hob with extractor hood over and there is space for a fridge or freezer. There is also a central heating radiator and a double glazed window to the front elevation. To the dining area, there is a central heating radiator, a set of double glazed sliding doors to the front elevation and a further set of double doors leading in to the lounge.

Lounge

13'5" x 13'11" (4.09m x 4.24m)

This well proportioned reception room is situated to the rear of the property with a large double glazed window which provides views over the rear garden and beyond. There is also a coal effect, electric fire with decorative mantel and surround, dado rail decor, ceiling coving, 2 wall light points and a central heating radiator.

Rear Entrance

With a useful understairs storage cupboard, central heating radiator and double glazed sliding doors leading to the rear garden. There are also stairs leading up to the first floor.

FIRST FLOOR:

Landing

Having a double glazed window to the side elevation.

Bedroom 1

12'0" x 11'0" (3.66m x 3.35m)

A good sized master bedroom which is fitted with double glazed French doors giving access onto a balcony which provides superb far reaching views. There is also ceiling coving and a central heating radiator.

Bedroom 2

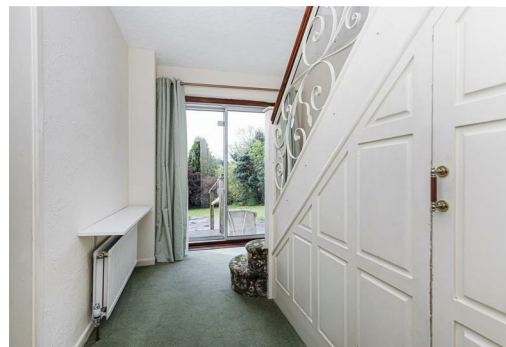
8'9" x 8'10" excluding wardrobes (2.67m x 2.69m excluding wardrobes)

With built-in wardrobes which provide shelving and hanging space, a central heating radiator and a double glazed window to the front elevation.

Bedroom 3

9'3" max x 9'0" (2.82m max x 2.74m)

Having useful storage cupboards, a central heating radiator and a double glazed window to the rear elevation.



Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin and a panelled bath with shower head attachment. There are fully tiled walls, a central heating radiator, and twin double glazed windows to the front elevation.

Garage

With an up and over door, internal door to the entrance hall and a window to the rear elevation. There is also lighting, power, and water, ideal for utilities.

OUTSIDE:

To the front of the property a driveway provides off street parking and gives access to the garage. There is a garden laid predominantly to lawn with a pathway leading to the side and rear of the property. To the rear of the property, there is a generous sized lawned garden which stretches down the side, a raised patio area ideal for alfresco dining and is fully enclosed by mature hedging and trees.

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 (A629) passing through the traffic lights at Aspley, Moldgreen, and Dalton. Continue along the main road to the traffic lights at Waterloo. Take the left hand lane and at the lights turn left into Waterloo Road following it to its conclusion. At the mini roundabout turn right towards Kirkheaton, pass over the next mini roundabout and then after approximately 200 yards, take the right hand fork as the road bears left to Lane Side and after approximately 200 yards turn left into Stafford Hill Lane. Proceed up the road and the property will be found on the left hand side, slightly stepped back from the road, clearly identified by the Bramleys for sale board.

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.

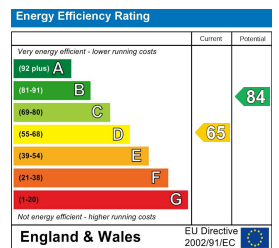


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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