



37 Towngate, Kirkburton, Huddersfield, HD8 0QP

£380,000

bramleys

This 4 bedroom detached property is situated in the heart of this popular semi-rural village of Highburton. Handily located close to many rural walks, the property is meticulously maintained and provides spacious living accommodation. With a modern fitted kitchen and bathroom, the property would make an ideal purchase for those with a young and growing family.

Having 3 first floor bedrooms and a family bathroom, the property is further enhanced by 2 reception rooms, breakfast kitchen, utility room, cloakroom/WC, and a most useful and versatile ground floor sitting room/bedroom.

Only by a personal inspection can one truly appreciate the size, position and quality of this outstanding family home.

Energy Rating: TBC





GROUND FLOOR:

A covered entrance porch with a uPVC external door with leaded, double glazed panels gives access into:-

Entrance Hall

With a central heating radiator, ceiling coving and double doors which give access to the lounge.

Lounge

14'0" x 13'0" (4.27m x 3.96m)

A spacious living room which is fitted with a gas and coal effect living flame fire which is set onto a marble hearth and backdrop, with fire surround and mantel. There is also a central heating radiator, a uPVC double glazed window and useful built-in understairs storage cupboard.

Dining Room

11'9" x 9'10" (3.58m x 3.00m)

Peacefully situated to the rear of the property, having a set of uPVC French doors, central heating radiator, LVT flooring and an access door which leads through to the breakfast kitchen.

Study/Bedroom

9'0" x 7'7" (2.74m x 2.31m)

Having a central heating radiator and uPVC double glazed window. Presently used as a study, but could be an additional bedroom if required.

Breakfast Kitchen

11'8" x 9'8" (3.56m x 2.95m)

Fitted with a range of matching wall and base units with laminated work surfaces and part tiled walls. There is concealed lighting to the wall units, 4 ring Bosch electric hob

with overhead extractor fan and light, split level double oven and grill, integrated microwave and inset 1.5 bowl stainless steel sink unit with mixer taps and side drainer. There is also sunken low voltage lighting, a central heating radiator, LVT flooring and uPVC double glazed windows.

Utility Room

8'10" x 6'0" (2.69m x 1.83m)

The LVT flooring extends from the kitchen into the utility. Which is fitted with a range of wall and base units, laminated work surfaces and part tiled walls. There is plumbing for a washing machine, inset stainless steel sink unit with mixer taps and side drainer, a central heating radiator, uPVC double glazed rear access door and adjacent window. The utility also has a built-in pantry cupboard and an access door to the cloakroom/WC.



Cloakroom/WC

Being part tiled to the walls and furnished with a 2 piece suite comprising of a concealed flush WC and a hand wash basin with chrome mixer taps. There is a chrome ladder style radiator, sunken low voltage lighting and uPVC double glazed window.

FIRST FLOOR:

Landing

With spindle rail balustrade, a central heating radiator and a uPVC double glazed window.

Bedroom 1

13'4" x 10'8" plus wardrobes (4.06m x 3.25m plus wardrobes)

Having fitted 5 door wardrobes with hanging and shelving facilities, a central heating radiator, bulk-head storage cupboard and uPVC double glazed windows to both side and rear.

Bedroom 2

11'5" x 9'9" plus wardrobes (3.48m x 2.97m plus wardrobes)

Having fitted 3 door wardrobes with hanging and shelving facilities, there is also a central heating radiator and uPVC double glazed window.

Bedroom 3

10'4" x 7'5" max (3.15m x 2.26m max)

Having fitted 4 door wardrobes with hanging and shelving facilities, central heating radiator and uPVC double glazed window.

Bathroom

Being part tiled to the walls and having a fully tiled floor. The bathroom is furnished with a 4 piece suite comprising of low

flush WC, pedestal wash basin, panelled bath and a fully tiled corner shower cubicle. There is also a central heating radiator and uPVC double glazed window.

OUTSIDE:

To the front of the property there is a tarmac driveway and parking apron, with parking for 3/4 vehicles. There are adjacent lawned gardens and drystone walling. The driveway leads to the detached, single garage. To the rear there are well maintained gardens which have a corner flagged patio seating area, shaped lawns with rockery and flowerbed borders. There is a raised seating area from the dining room, the lawn to the fourth side of the property, also has mature borders. The property has outside security lighting and water tap.

Garage

With an up and over door, power/light points and garden store with external access.

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, Moldgreen and Dalton. At the major traffic lights at Waterloo take the right hand lane into Penistone Road. Continue on the main road for approximately 2 miles, on reaching the traffic lights with the White Swan Inn turn left into Far Dene. Proceed up the hill which automatically becomes Town Gate and the property will be 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.

VIEWINGS:

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







Floor 0



Floor 1

Approximate total area⁽¹⁾

105.3 m²
1133 ft²

(1) Excluding balconies and terraces

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

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		EU Directive 2002/91/EC