

This spacious 3 bedroom, detached property is set on a substantial plot which extends to over 1/3 acre and enjoys a semi-rural position, with outstanding far reaching views. Situated between Kirkheaton and Lascelles Hall, the property offers excellent potential to extend the existing property (subject to local authority approvals), to provide an extensive family home which is set in generous gardens.

Being offered for sale with vacant possession upon legal completion, this property would be of interest to those with a young and growing family, who are looking to create their 'forever' home.

Fitted with gas fired central heating and uPVC double glazing, the property provides flexible accommodation briefly comprising:- ground floor entrance hall, lounge, dining room, kitchen, cloakroom/WC and bedroom. To the first floor there are 2 double bedrooms and bathroom.

Only by a personal inspection can one truly appeciate the extensive plot, stunning far reaching views and potential of this family home.





8 Mountain Way, Kirkheaton, Huddersfield, HD5 0EW

Offers Over £475,000

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GROUND FLOOR:

Enter the property through an external door with double glazed panels either side into:-

Entrance Hall

With a central heating radiator and built-in understairs storage cupboard.

Lounge

19'11" x 13'11" (6.07m x 4.24m)

Peacefully situated to the rear of the property, with open views towards Lascelles Hall and Castle Hill beyond. There is a feature fire (with option for open chimney), 3 central heating radiators, a set of sliding double glazed patio doors which lead directly into the rear gardens, and a timber and glazed access door leads through to the dining room.

Dining Room

12'0" x 9'1" (3.66m x 2.77m)

Situated to the rear of the property with superb views. There are uPVC double glazed French doors, picture window and central heating radiator.

Kitchen

12'4" x 11'6" max (3.76m x 3.51m max)

Fitted with a range of matching wall and base units with laminated work surfaces. There is a 4 ring induction Bosch hob with overhead extractor fan and light, a Bosch compact microwave oven and Bosch double oven, 1.5 bowl stainless steel sink unit with mixer taps and side drainer, plumbing for a dishwasher, sealed unit double glazed side window, central heating radiator, uPVC double glazed side access door and a walk-in pantry cupboard.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC, wash hand basin, uPVC double glazed window and a central heating radiator.

Bedroom

11'6" x 14'5" (3.51m x 4.39m)

Fitted with a central heating radiator, uPVC double glazed window, and fitted furniture including built-in 4 door wardrobes which provide hanging and shelving facilities, centre knee hole dressing table with drawer units to either side and vanity light above. There is also a further uPVC double glazed window.

FIRST FLOOR:

Landing

Bedroom

13'2" x 11'6" (4.01m x 3.51m)

A most spacious double bedroom, having a built in wardrobe and drawer units and additional eaves storage, a central heating radiator, uPVC double glazed gable window with views towards Castle Hill. There is also a knee hole dressing table, with drawer units to the side and vanity lighting above.

Bedroom

12'10" x 12'0" (3.91m x 3.66m)

A most spacious double bedroom which has a built-in wardrobe, drawer units and additional eaves storage. There is a central heating radiator, walk-in eaves storage cupboard and uPVC double glazed window to the side which provides a superb wooded outlook.

Bathroom

Fully tiled to the walls and furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead shower. There is also a central heating radiator and a uPVC double glazed window.

OUTSIDE:

To the front of the property there is a concrete driveway which provides off road parking up to 4 vehicles and leads to a detached garage. The garden to the front has a shaped lawn and mature flowerbed borders. A feature stone archway with gate at the side of the property, provide access to the side gardens which consist of shaped lawns, mature flowerbeds, bushes and trees. The rear gardens are of a good size, taking fully advantage of the far reaching views. There are shaped lawns which are enclosed by Beech hedging. A gate within the hedging provides access to a further section of garden which have been utilised as a small orchard and allotment, with further lawned areas. The rear garden provides a most spacious and secluded plot. A stone built garden store (9'2" x 7'7") is fitted with power and light points. There is also a greenhouse set on to a brick base.

Garage

19'1" x 13'8" (5.82m x 4.17m)

With an up and over door, as well as a further pedestrian rear access door.

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.

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.









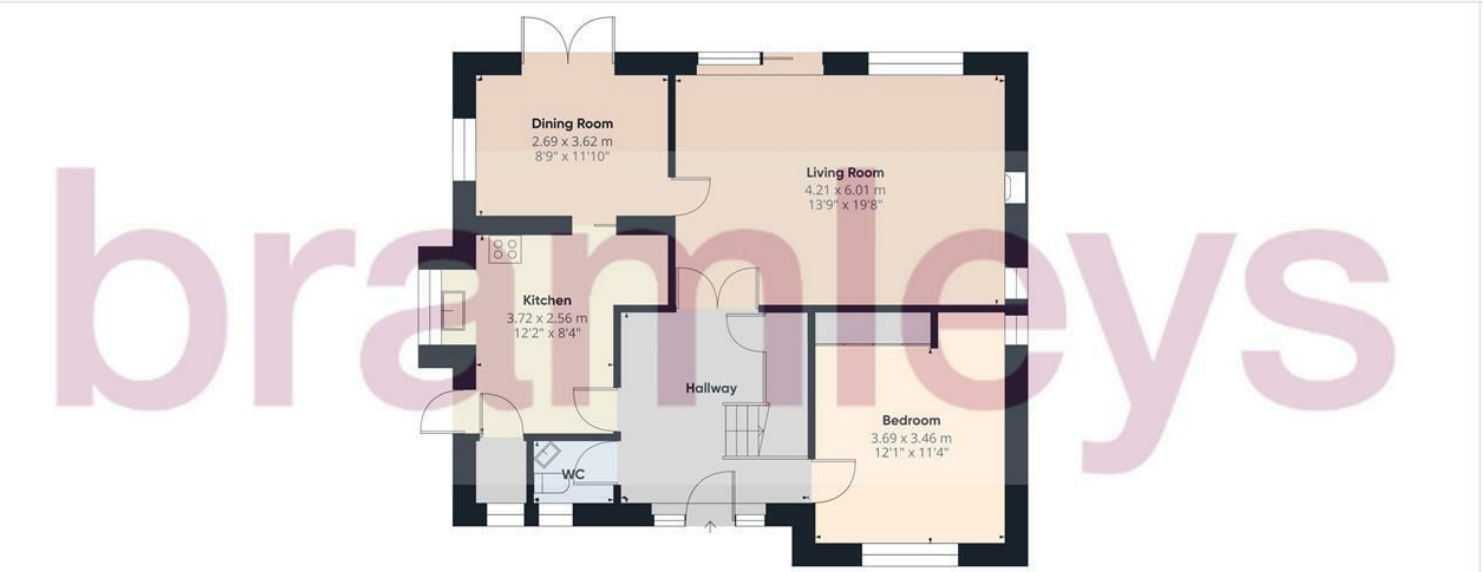




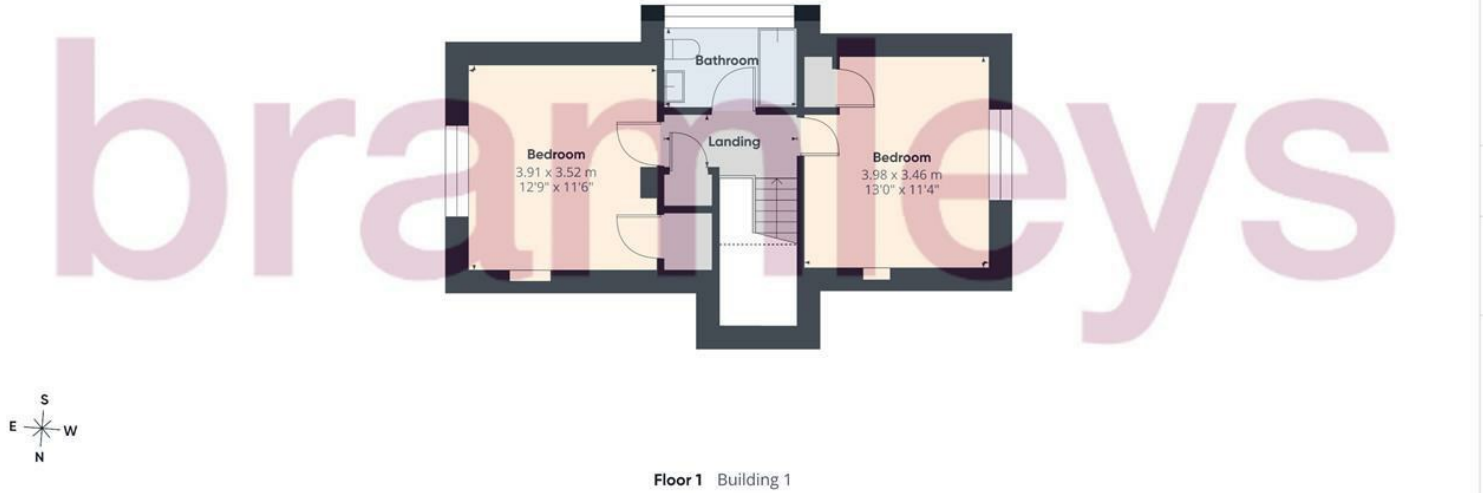








Floor 0 Building 1



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Approximate total area(1)

114.9 m²

1236 ft²

Reduced headroom

0.1 m²

1 ft²

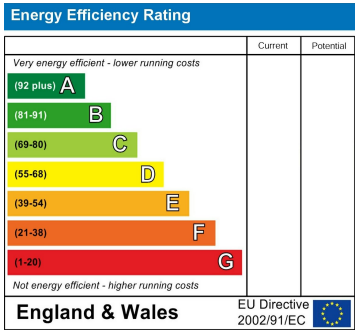
(1) Excluding balconies and terraces

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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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