



23 Gregory Drive, Kirkburton, Huddersfield, HD8 0XH
£585,000

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This stunning, stone built, 4 bedroom detached property is situated at the head of this residential cul-de-sac. Situated in the popular village of Kirkburton and attracting far reaching views, together with an open rear aspect, the property has been constructed to exacting standards and has been complemented by a range of high quality fixtures and fittings throughout.

Boasting en suite facilities to the master bedroom, together with a superb open plan dining kitchen/family room with bi fold doors accessing the rear gardens.

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

Energy Rating: B





GROUND FLOOR:

Enter the property through a composite external door with sealed unit double glazed panel, gives access to the entrance hall.

Entrance Hall

With laminate flooring, contemporary style vertical radiator and sunken LED lighting. There is also a built-in understairs storage cupboard and an access door to the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece white suite incorporating low flush WC, vanity wash bowl with chrome mixer taps and sunken LED lighting.

Utility Room

9'9" max x 9'7" max / 5'9" min (2.97m max x 2.92m max / 1.75m min)

Being L-shaped, this most useful space has a continuation of the laminate flooring. There is also a central heating radiator, work surface, space and plumbing for a washing machine, space for a condensing dryer and space for a fridge.

Lounge

18'1" x 9'10" (5.51m x 3.00m)

Situated to the front of the property with feature oak mullion, sealed unit double glazed windows. There is a contemporary style graphite central heating radiator, uPVC double glazed window to the side, sunken LED wall lights, wall light point and a feature media wall.

Dining Kitchen/Family Room

24'3" x 20'8" (7.39m x 6.30m)

Comprehensively fitted with a range of high quality wall and base units with a wealth of integrated appliances to include a larger fridge, split level double oven and microwave, dishwasher, inset quartz sink unit with Quooker mixer taps, part tiled walls and a 4 ring induction hob set into a central island with overhead extractor fan and light. There is laminate flooring, a contemporary vertical radiator, sunken LED lighting and 2 sets of bi-fold doors which lead directly into the rear gardens with feature oak surround.

FIRST FLOOR:

An oak and glazed balustrade staircase rises to the first floor.



Landing

With a uPVC sealed unit, double glazed window.

Master Bedroom

16'5" x 14'8" max inc en suite (5.00m x 4.47m max inc en suite)

A most generous master bedroom suite is fitted with 6 door wardrobes with hanging and shelving facilities, a vertical central heating radiator, sunken LED lighting and feature oak mullion, sealed unit double glazed windows to the front. An access door leads through to the en suite.

En suite Shower Room

Furnished with a 4 piece suite comprising of a low flush WC, vanity wash bowl with drawer units beneath and a chrome waterfall mixer tap, panelled bath with chrome waterfall mixer tap and a walk-in shower cubicle with rainwater head and additional hose. There is full tiling to the walls and floor, chrome ladder style radiator/towel rail and a sealed unit double glazed window.

Bedroom

12'7" x 10'5" (3.84m x 3.18m)

Situated to the rear of the property, having an open aspect across the adjacent school playing fields, central heating radiator and a uPVC double glazed window.

Bedroom

13'4" x 9'5" max (4.06m x 2.87m max)

Peacefully situated to the rear of the property, having 2 uPVC double glazed windows with open aspect and a central heating radiator.

Bedroom

9'8" x 9'10" max (2.95m x 3.00m max)

Having a central heating radiator and uPVC double glazed windows to the front with superb far reaching views.

Bathroom

Furnished with a 4 piece suite comprising low flush WC, vanity wash basin with chrome waterfall mixer taps, shower cubicle with rainwater head and additional hose, and a deep sunk bath with central waterfall mixer taps and shower attachment. There is full tiling to both the walls and floor, sunken LED lighting, uPVC double glazed window and a ladder style radiator.

OUTSIDE:

To the front of the property there is natural stone boundary walling, with a double width tarmacadam parking apron which provides off road parking for 3 vehicles. There is a feature covered entrance porch which is constructed with oak beams. To the rear of the property there is a full width stone patio with external lighting to the walls and floor. There is a further corner patio seating area with BBQ area, raised flowerbeds and lawned gardens to the side. There is a remote controlled roller shutter door, which gives access to a most useful storage area.

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) in the direction of Sheffield. At the traffic lights at Waterloo bear right onto Penistone Road, opposite the Fox Glove PH take a left hand fork into North Road, a left into Hallas Road and then right into Gregory Drive where the property can be found at the head of the cul-de-sac, clearly identified by a 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 01484 530361.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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	

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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