16 Lane Side, Kirkheaton, Huddersfield, HD5 0ES

Offers Over £275,000

bramleys

***STUNNING RURAL VIEWS TO REAR ***

This delightful stone built semi-detached property offers a wonderful opportunity for those seeking a home with character and potential. Built in the 1930s and featuring two reception rooms (one of which was extended in the 1990s), separate kitchen, spacious entrance hall and three good bedrooms (two doubles and comfortable single) bathroom and separate WC. The standout feature of this property has to be the stunning rural views that can be enjoyed from the rear, together with the south-facing lawned garden and provides a quiet outdoor space. Also having a driveway which provides off road parking and a detached timber garage. Requiring a programme of refurbishment and providing the opportunity to further extend and improve to own taste and style. The property is offered with no vendor chain and situated in this sought-after location, convenient for local amenities within the centre of Kirkheaton. This family home truly needs to be viewed to truly appreciate the picturesque setting and potential on offer.

GROUND FLOOR:

Enter the property via an original solid wood door with feature decorative leaded glass into:-

Entrance Hall

Where the hallway has a balustrade staircase rising to the first floor, under stair storage and a central heating radiator.

Lounge

12'2" x 12'10" (3.71m x 3.91m)

This well proportioned lounge is situated to the front of the property and is fitted with a tiled fireplace surround with open fire, a central heating radiator and a uPVC double glazed bay window with leaded panels.

Dining Room

16'10 x 11'11" (5.13m x 3.63m)

The dining room has ample space to entertain featuring a gas fire set within a tiled back drop and surround, a central heating radiator and a uPVC double glazed window which enjoys a pleasant open aspect and lovely rural views to the rear.

Kitchen

12'6" x 6'10" (3.81m x 2.08m)

The kitchen houses the Baxi central heating boiler and has a range of wall and base units with working surfaces over. There is a gas cooker point, stainless steel sink unit, space for a tall fridge freezer and plumbing for a washing machine. There are also 2 uPVC double glazed windows to the side elevation providing ample natural light.

FIRST FLOOR:

Landing

With a uPVC double glazed window to the side and access to the loft which we are informed is not boarded.

Bedroom 1

12'3" x 9'9" (3.73m x 2.97m)

This double room has a central heating radiator, fitted wardrobes to both alcoves and a uPVC double glazed window enjoying superb far reaching rural views.

Bedroom 2

12'3" x 11'9" (3.73m x 3.58m)

Situated to the front of the property and having a central heating radiator and a uPVC double glazed leaded window to the front elevation.

Bedroom 3

8'9" x 7'2" (2.67m x 2.18m)

This comfortable single room has a central heating radiator, bulkhead with built-in storage and a uPVC double glazed leaded window.

Bathroom

Being furnished with a bath and a pedestal wash hand basin. There are part tiled walls, a built-in linen cupboard, central heating radiator and a uPVC double glazed window to the rear.

Separate WC

Furnished with a WC, part tiled walls and a uPVC double glazed window to the side elevation.

OUTSIDE:

To the front of the property, there is a stone dwarf wall with lawn and planted borders. A driveway provides off road parking and leads to a timber detached garage. There is a further larger lawned garden to the rear which is south-facing and takes full advantage of the stunning rural views. A perfect spot for al-fresco dining and entertaining in the summer months. Also found to the rear is a useful built-in outhouse/coal store.

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 and proceed through the traffic lights at Aspley. Continue to the traffic lights at Moldgreen and then take a left hand turning onto Broad Lane which then becomes Long Lane and then Crossley Lane. Upon reaching the mini roundabout take a left hand turning onto School Lane. Continue along this road and bear right onto Lane Side where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

MORTGAGES:

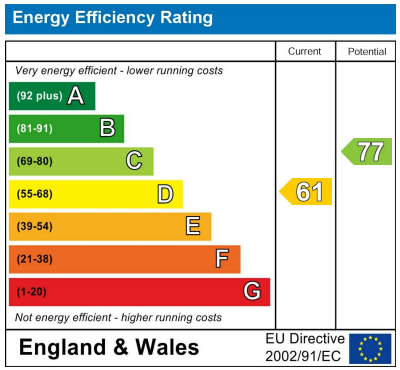
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.



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

naea | propertymark PROTECTED
arla | propertymark PROTECTED
RICS