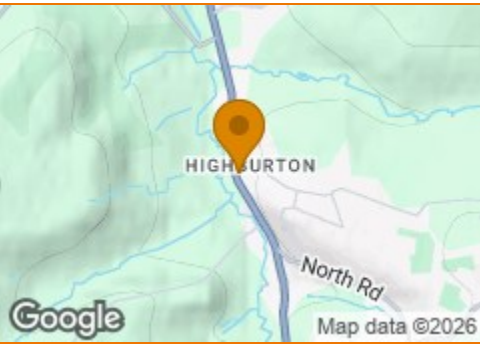


# BOULTONS

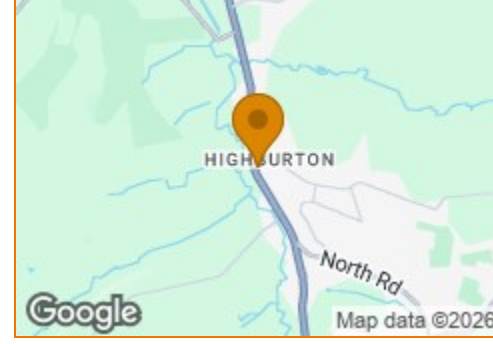
Terrain Map



Hybrid Map



Terrain Map



Floor Plan

**Ground Floor**  
Approx. 24.7 sq. metres (265.9 sq. feet)

**First Floor**  
Approx. 24.5 sq. metres (263.6 sq. feet)

**153 Penistone Road, Huddersfield**



**Penistone Road**  
Kirkburton, Huddersfield, HD8 0RB

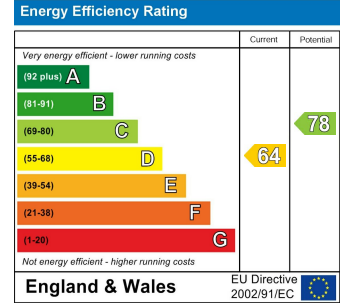
**£150,000**



**Viewing**

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



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# Penistone Road

Kirkburton, Huddersfield, HD8 0RB

£150,000

pedestal hand wash basin and low flush wc. There are part tiled splashbacks around the wet areas and a shower over the bath, uPVC double glazed window to the rear elevation and a central heating radiator.

## LANDING

11'7" x 5'4"

With exposed stone feature detail.

## OUTSIDE

To the front is an elevated attractive enclosed cottage style garden with random stone flagging and planted pockets and beds. In front of the garden area is an off road parking space and to the rear is a small area accessed via the adjoining property.



Nestled in the picturesque village of Kirkburton, this charming two-bedroom through terrace cottage off Penistone Road offers a delightful retreat from the hustle and bustle of everyday life. The property is well presented and boasts a warm and inviting atmosphere, making it an ideal home for individuals, couples, downsizers or first time buyers.

As you enter, you will find a generous and comfortable reception room that serves as the heart of the home, perfect for relaxing or entertaining guests. There are two bedrooms that provide ample space and the kitchen is a well appointed with modern fixtures and fittings.

One of the standout features of this property is its location, tucked away from the main flow of traffic, yet still within easy reach of essential amenities. The cottage is conveniently situated near good bus links, making commuting a breeze, and is just a stone's throw away from a local public house, where you can enjoy a pint or a meal with friends.

Additionally, the surrounding countryside offers stunning views and opportunities for outdoor activities. The property is located on the edge of both Highburton and Kirkburton village centers which are very popular and bustling with well regarded amenities and services.

Offered with no onward vendor chain, this delightful cottage presents an excellent opportunity for those looking to settle in a charming village setting. Do not miss the chance to make this lovely home your own.

## ACCOMMODATION

### GROUND FLOOR

## KITCHEN

16'5" x 4'8"

Fitted with a range of modern wall and base units and complementary working surfaces which incorporate a stainless steel inset sink unit with mixer tap and a four ring electric hob. The kitchen is further equipped with an oven, stainless steel extractor canopy over, plumbing for a washing machine, complementary tiled splashbacks around the preparation areas and a tiled floor covering. The kitchen is semi open plan, adjacent to the lounge and positioned at the front of the property is a uPVC double glazed window

## LOUNGE

16'7" x 11'6"

A spacious living room, large enough to incorporate a dining area and enjoying exposed stone features, a feature fireplace with an electric stove, two central heating radiators and a uPVC double glazed picture window to the front elevation.

## FIRST FLOOR

### BEDROOM 1

10'8" x 9'1"

With a uPVC double glazed window to the front elevation from which distant views over the surrounding countryside can be enjoyed, central heating radiator.

### BEDROOM 2

8'5" x 7'7"

Also featuring a uPVC double glazed window to the front elevation taking in the aforementioned views and a central heating radiator.

## BATHROOM

7'6" x 5'

Fitted with a three piece suite comprising panel bath,

