

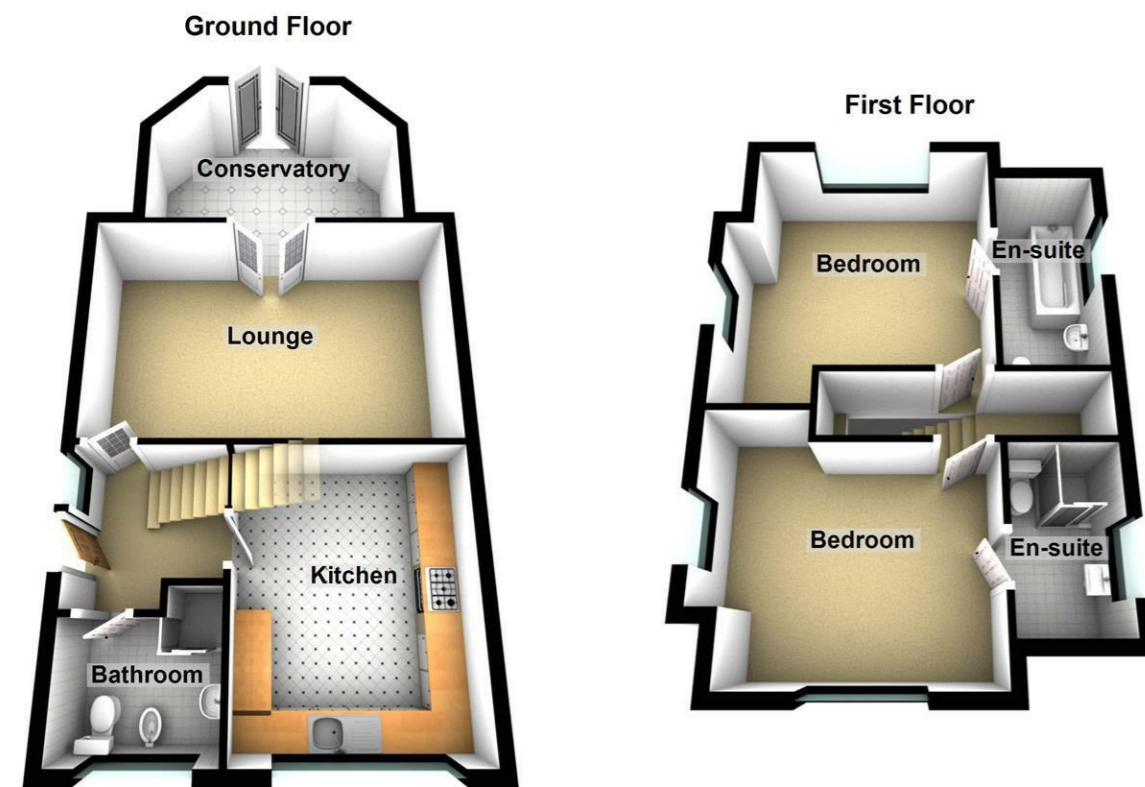
# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
01484 515029



12 Riley Park  
Kirkburton, Huddersfield, HD8 0SA

Offers Over £299,950

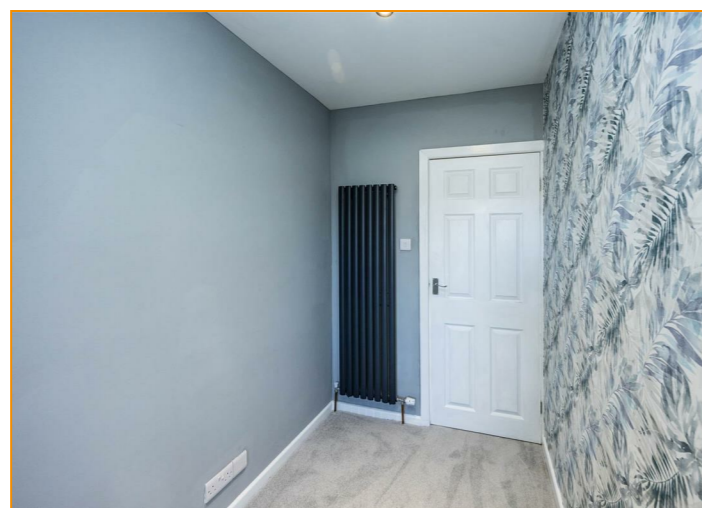
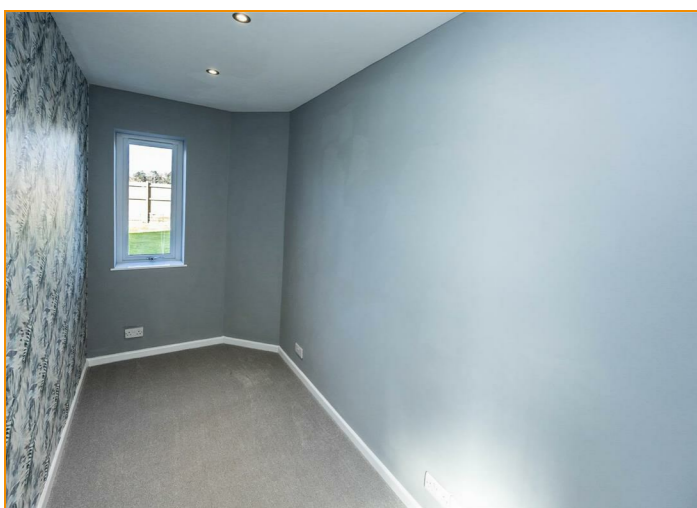
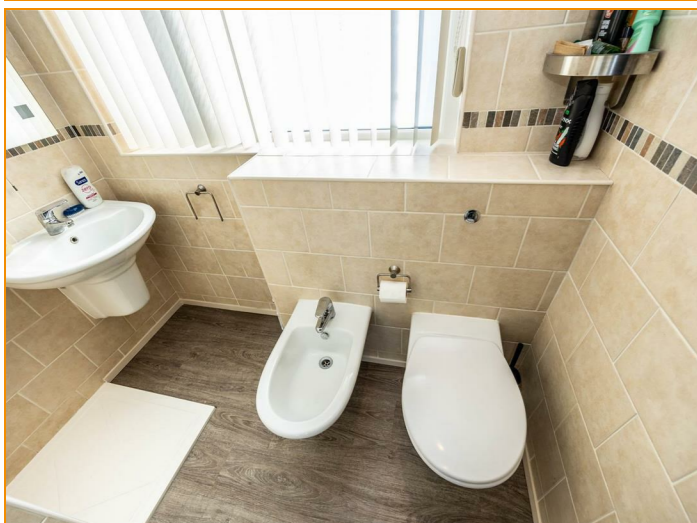
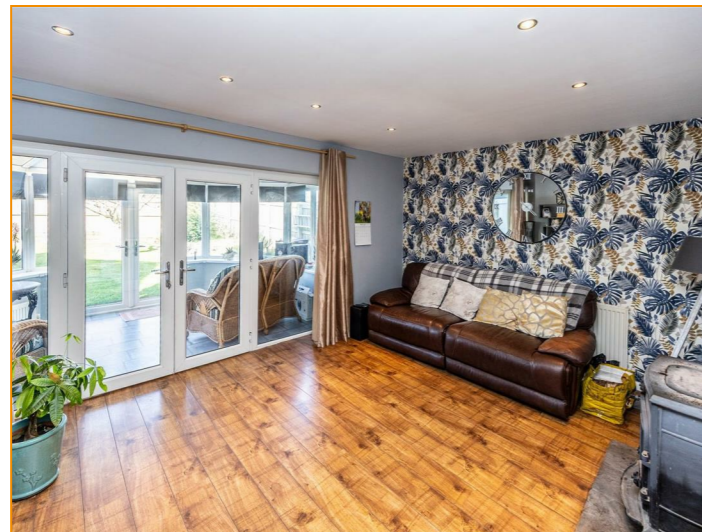
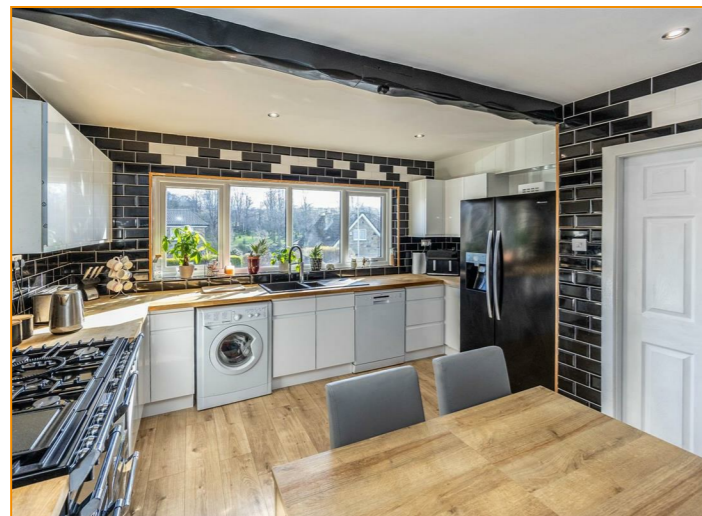


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12 Riley Park, Huddersfield



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Having undergone a significant programme of MODERNISATION and IMPROVEMENT is this detached chalet style house which MUST be VIEWED. ENJOYING AN ABSOLUTLY CRACKING POSITION WITH BEAUTIFUL VIEWS OVER THE CRICKET CLUB AND CHURCH PARISH GROUNDS \*\*\* A most conveniently situated property near the heart of this bustling village centre along with open countryside. Providing well appointed accommodation including a NEWLY INSTALLED FITTED KITCHEN, contemporary en-suites to both DOUBLE BEDROOMS, a lounge with "log burner", generous conservatory, ground floor bedroom or home office, modern shower room, a full width drive, garage/workshop (limited vehicle access) and an enclosed rear garden with a gate through to the cricket club. Gas fired central heating system and sealed unit double glazing.

#### ACCOMODATION

#### GROUND FLOOR

#### RECEPTION HALL

9'5" x 6'9"

With a feature staircase rising to the first floor, central heating radiator and recessed cloaks hanging space. Internal doors lead through to the dining kitchen, lounge and ground floor shower room. The hallway is accessed via a uPVC double glazed door with privacy glass inset and there is an adjoining uPVC double glazed window also with privacy glass inset. Central heating radiator, spotlights.

#### GROUND FLOOR SHOWER ROOM

5'6" x 6'10"

Fitted with a bidet, concealed push button flush wc., half pedestal hand wash basin with mixer tap over, walk-in shower, complementary tiled walls, heated towel rail, fitted mirror, spotlights and a uPVC double glazed window with privacy glass inset. Spotlights within the ceiling.

#### LOUNGE

12'5" x 15'1"

In keeping with the remainder of the property, is in good decorative order with attractive antique oak style laminate flooring covering, a central heating radiator, provision for a wall mounted television, spotlights, decorative accent wall and a central heating radiator. The focal point to the room is a traditional multi-fuel burning stove with stone back and hearth. uPVC double glazed windows and French doors adjoining the garden room allow an abundance of natural light to flood into this generous and comfortable reception room.

#### GARDEN ROOM/CONSERVATORY

8'10" max x 12'11" max

Part wall and uPVC in construction, two radiators, French doors leading out to the garden, tile effect floor covering and overlooking the rear garden.

#### DINING KITCHEN

12'7" x 13'2"

Enjoying an attractive outlook towards the Church grounds, fitted with a range of a high gloss wall and base units, complemented by wooden butchers block style working surfaces which incorporate an inset sink units with a mixer tap over. The kitchen is further equipped with fitted oven and hob, plumbing for a washing machine, plumbing for a dishwasher and space for an American style fridge freezer. Complementary tiled walls, attractive floor covering, vertical designer radiator, spotlights in the ceiling and a uPVC double glazed window with privacy glass positioned to the side elevation.

#### BEDROOM 3

11'9" x 5'2"

With a contemporary central heating radiator and a uPVC double glazed window to the rear elevation.

#### FIRST FLOOR

#### BEDROOM, rear

11'7" max x 15'1" max

With two useful recess eaves style storage spaces and an additional recess area for the wardrobe and where the loft hatch is located. There are uPVC double glazed windows to the rear and side elevations with the rear window enjoying a particularly attractive outlook over the local cricket ground and rural aspect beyond. Spotlights in the ceiling, provision for a wall mounted television, vertical designer radiator and an internal door leading to the en suite bathroom.

#### EN SUITE BATHROOM

3'3".170'7" x 9'0"

Fitted to include a vanity hand wash basin with chrome mixer tap over, concealed push button flush wc., panel bath with mixer tap and hand held shower attachment over. There is a chrome heated towel rail, part tiled walls and a uPVC double glazed window with privacy glass inset.

#### BEDROOM, front

9'7" max x 15'1" max

Also enjoying an abundance of natural light via the uPVC double glazed windows to the front and side elevations with an attractive outlook at the front towards the local Church grounds. Vertical designer radiator, two useful recessed eaves storage areas, spotlights and exposed full height ceiling detail. There is provision for a wall mounted television and an internal door which leads to the wet room en-suite shower room.

#### WET ROOM/EN SUITE SHOWER ROOM

5'1" x 7'8"

Featuring a vanity hand wash basin with mixer tap, low flush wc, walk-in shower with main showerhead and hand held attachment, spotlights, uPVC double glazed window with privacy glass inset and attractive contrasting black part tiled splashbacks against the white sanitary ware.

#### OUTSIDE

A generous parking apron at the front provides ample parking and in turn leads to an attached garage. Access to the garage for a car is limited due to the steps leading to the side door. The garage measures Garage 4.9m x 2.7m and has a convenience door which gives passage to the rear garden. The rear garden is a predominantly laid to lawn and is a largely level space with an elevated decked area which appears to be in need of some repair useful. A gate leads out to the cricket grounds and at the side of the garden is it raised bed, which is has been used for vegetables, fruit and herbs in the past.

#### COUNCIL TAX BAND C

#### TENURE

We understand the subject property is a freehold arrangement, further details can be obtained during the conveyancing process.

#### AGENTS NOTES

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.

