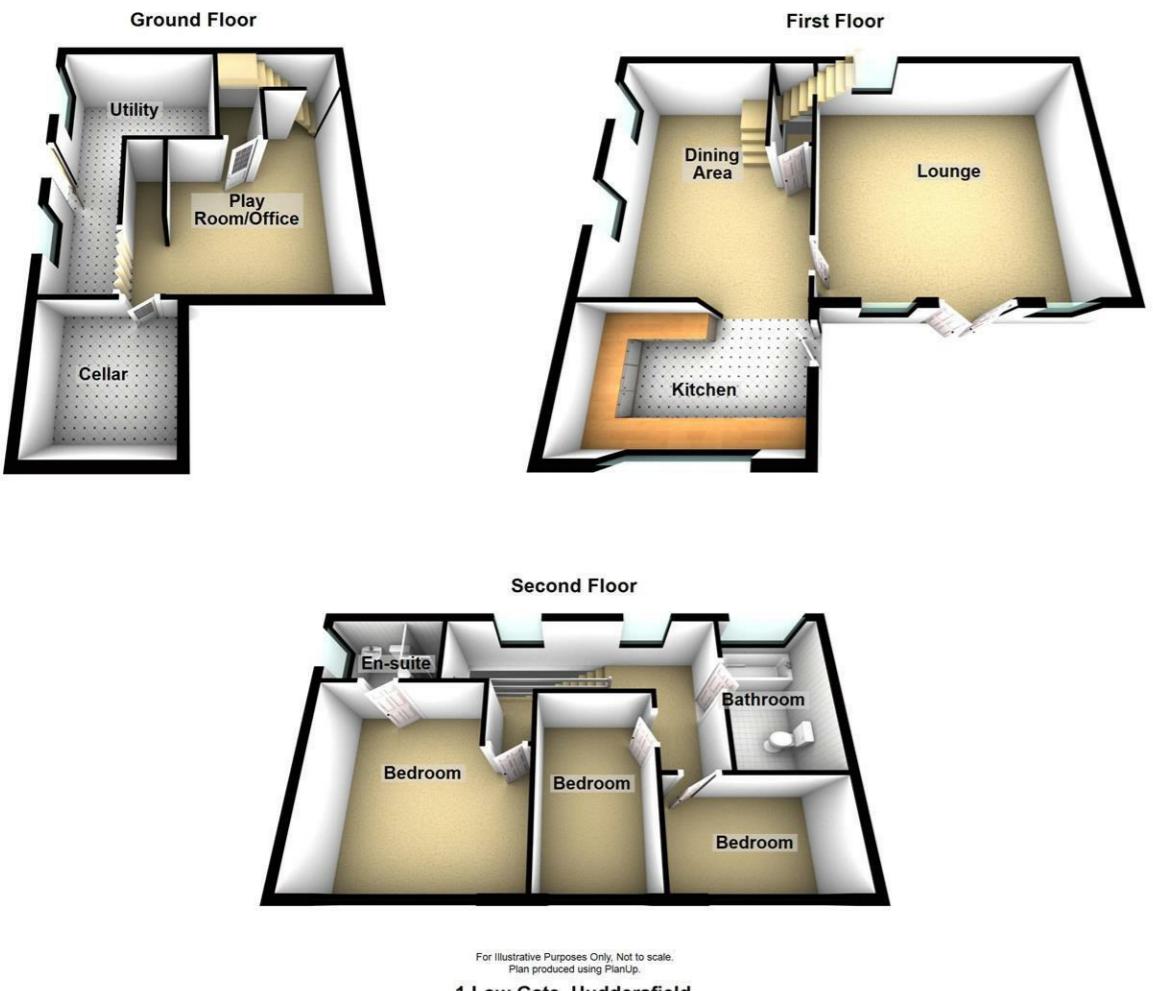


BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
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1 Low Gate, Low Town
Kirkburton, Huddersfield, HD8 0SE

£325,000





SUMMARY

A BEAUTIFUL EXAMPLE OF CHARACTERFUL CHARM AND SPACE located in the heart of a highly prized village location near to daily amenities, regarded schooling and ideally placed for M1 and M62 users. Set out over three floors with many period features on display and well complimented by modern appointments including an en-suite to the master bedroom, a fitted, semi-open plan dining/living kitchen, a truly spacious lounge and superb house bathroom and two further bedrooms. Well worthy of note is the useful lower ground floor accommodation which offers a tremendous amount of potential if required going forward. Outside you will find cottage style gardens all of which enjoy a location that is a protected conservation area near the local church, cricket ground and only a short walk from open countryside and the aforementioned mentioned schooling which is part of the local three tier pyramid system.

ON THE GROUND FLOOR

From the property's elevated position the pathway through the garden allows access to the kitchen at the front of the property. With a single glazed stained glass design front door allowing access into the:

KITCHEN

12'5" x 10'5" max 7'6" min

Fitted with a range of wall and base units in a traditional Shaker style in a duck egg blue colour scheme with stainless steel bar handle trim complimented by solid natural wood butchers block working surfaces are atop the base units which incorporate a Belfast sink with mixer tap over. The kitchen is complimented by part tiled splash backs around the preparation areas and there is attractive slate detail positioned within the windowsill adjacent to the PVC double glazed window which takes in an open aspect up the road towards the church and the surrounding area. There is provision for a gas Range cooker, The kitchen is further equipped with a with an integrated fridge and freezer, dishwasher. Exposed trusses and beams on display and there is a traditionally styled front door with leaded and stained glass detail inset and flooring is a slate finish.

DINING/SITTING ROOM

17'4" x 12'9"

Open plan in design from the kitchen and with solid oak flooring , two PVC double glazed windows and two central heating radiators. Glass blocks will be found at the bottom of a feature staircase which rises to the first floor and an internal door gives passage to a staircase which descends to the lower ground floor accommodation. Traditional beams are exposed and provide a lovely feature. Access can also be gained to the living room.

LIVING ROOM

An attractive and charming room which is genuinely very well proportioned. There are 3 arched display niches and uPVC double glazed windows allowing ample natural light to this room with 2 to the front and 1 to the rear elevations. The focal point to the room is stone feature fireplace in inglenook style with a cast wood burning stove inset and sat on a stone hearth. There are attractive bookshelves on display and a pair of double glazed French doors leading out to the exterior of the property. There are exposed beams on display and two central heating radiators.

ON THE LOWER GROUND FLOOR

POTENTIAL PLAYROOM/HOME OFFICE

11'9" x 7'2" min or 11'9" max

There is a useful cupboard storage space, spotlights in the ceiling and a central heating radiator. This flexible and versatile space is suitable for a variety of uses subject to the incoming purchases requirements

STORE/FORMER ARTIST STUDIO

9'6" x 5'10"

To the front and also allows access to the exterior of the property via double doors with glass panels inset and a matching side window. An internal concertina style doors gives passage through to the playroom and also it should be noted that an inner hall area has provision for a potential WC where there are services in situ and then there is another internal door that leads through to the boiler room/keeping cellar. Subject to works and building regulations this whole lower ground floor may be turned in to an independent bedroom and or living arrangement.

UTILITY ROOM

8'2" x 8'6" min

With stone flooring, provision for a dryer, plumbing for a washing machine, radiator, former steps and a stone sink.

BOILER ROOM AND KEEPING CELLAR AREA

8'2" x 6'2"

The keeping cellar houses the boiler and provides an additional good sized and useful storage space. The boiler is combination boiler which is maintained annually with a service plan.

ON THE FIRST FLOOR

LANDING

And attractive split level landing with two staircases rising up to the principal bedrooms and enjoying an attractive bespoke bookcase and display units along with cupboard storage and feature PVC double glazed windows, one of which is an arched window both allowing an abundance of natural light into the space, exposed beams.

MASTER BEDROOM

12'5" x 12'9"

There are two contemporary double wardrobes with a range of hanging and shelving and a matching single wardrobe with dresser drawer units centrally positioned and adjacent to the front facing PVC double glazed window which takes in an attractive outlook over the surrounding area. The second PVC double glazed window is positioned to the gable end and there is a central heating radiator and an attractive arched display area with inset shelving, exposed beams, loft hatch and access to the en-suite shower room.

EN-SUITE

Having a double shower, low flush wc, hand wash basin, tiled splash backs and spot lights within the ceiling. A uPVC double glazed window with privacy glass, radiator and extractor. Two vintage style medicine cupboards with mirror fronts will also be found.

BEDROOM 2

11'8" x 7'3" max

Having a uPVC double glazed window and radiator.

BEDROOM 3

9'10" x 6'7"

With radiator and uPVC double glazing.

HOUSE BATHROOM

7'8" x 6'2"

A superb blend of the contemporary and traditional with a claw footed bath with a traditional mixer tap and hand held shower attachment over in addition to a oversize rainfall shower head. Low flush w.c, pedestal hand wash basin, complimentary tiled splash backs in a grey gloss brick finish and a slate effect tiled floor, heated towel rail, PVC double glazed window with privacy glass inset and a loft hatch leading to a roof void.

OUTSIDE

Predominantly to the front and easily accessed from the lounge and kitchen. The position is tucked away from the main flow of traffic and looks towards Kirkburton Church and the War Memorial. It enjoys an attractive and established largely lawned gardens with well stocked beds and borders together with the benefit of patio seating and a decked seating area plus further areas where the shed and composting areas will be found.

AGENTS NOTES

Please be advised that there a number of steps leading up to the property and wouldn't be suitable if any mobility issues. There is no off-road parking with the property, the lower floor used to be a garage and could potentially be switched back if the space wasn't required subject to necessary consents.

