Wm Sykes & SON EST. 1866

Offers in the region of

£220,000



107 New Road, Kirkheaton

Offering surprisingly spacious accommodation with two reception rooms, a twenty-foot-long breakfast kitchen and three bedrooms this semi-detached dormer bungalow is in the popular village of Kirkheaton with its reputable school catchment area, village amenities and further shopping options including supermarkets nearby in Waterloo and Mirfield. Having been extended to the rear and with scope for further alterations/extension this home must be viewed to be fully appreciated. Whilst some modernisation is required the property has been well maintained and cared for over the years the accommodation briefly comprises: entrance hall, ground floor bedroom three, lounge, archway through to dining room, breakfast kitchen, ground floor bathroom, two first floor bedrooms and separate shower. Externally there are gardens to the front and rear, ample driveway and detached single garage. Offered for sale with no upper chain early viewing comes highly recommended.

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Accommodation

GROUND FLOOR



Entrance Hallway

Access is gained via a double-glazed external access door into the L shaped entrance hallway. The hallway has a central heating radiator, alarm control panel and doors lead off.





Lounge

Lounge 16' 10" x 10' 11" max

Accessed by a glazed panel door from the entrance hallway, the lounge has a living flame effect gas fire set within a marble surround and raised hearth, decorative coving to the ceiling, central heating radiator, double-glazed window to front aspect and an open archway through to the dining room.





Dining Room 10' 11" x 10' 6" max

Located to the rear of the property enjoying a high degree of natural light courtesy of the glazed French doors and double-glazed windows to either side. Here the staircase rises to the first floor and there is a central heating radiator.







Breakfast Kitchen
20' x 8' 3" overall max
This surprisingly long room has high and low level units with a one and a half bowl sink unit with mix tap over, gas cooker point, extractor, relevant tiled splashback, plumbing for an automatic washing machine and dishwasher. The room has a double-glazed external access door and windows to two aspects, the side and the rear, allowing views to the property's garden and there is a central heating radiator.



Bathroom **6' 2" x 5' 4"**
Comprising a three-piece suite including a concealed flush WC, vanity basin and bath. There are inset spotlights to the ceiling, extractor fan, tiling to ceiling height, central heating radiator and an obscure double-glazed window.



Bedroom 3 **9' 8" x 8' 3"**
Located to the front of the property on the ground floor and off the entrance hallway, the room has a double-glazed window and central heating radiator.

FIRST FLOOR

Landing
This small landing area has folding doors leading into bedrooms one and two and there is a small loft access point. From here small double doors open into a shower cubicle.

Shower Cubicle
Walk-in shower cubicle with an electric shower, adding further flexibility and convenience to the upstairs accommodation.







Bedroom 1 11' 1" x 8' 3" plus wardrobes

This double bedroom has built-in wardrobes, central heating radiator and double-glazed window which enjoys particularly pleasant far-reaching views towards Castle Hill and the surrounding area.



Bedroom 2 13' 1" x 7' 6" including some restricted head height area

Another double bedroom with double-glazed windows with far reaching views and central heating radiator. A door to the rear provides access to a particularly spacious area of under-eaves storage. This space offers excellent potential for further enhancement, with prospective purchasers potentially exploring the opportunity to create additional living accommodation, an extra bedroom or even a full bathroom on the first floor, subject to the necessary works, permissions and consents.

OUTSIDE

Front
The property's front garden has established planting within raised beds, with the majority of the front garden area laid to pebbles, providing a low maintenance outdoor space or offers additional parking. The tarmac driveway runs down the side of the property, offering off-road parking for a number of vehicles and leads to the single detached garage, which has an up and over door and power and lighting. There is also an outside tap.






Rear Garden
The rear garden is accessed from the kitchen or dining room French doors and currently has a low maintenance approach with paved and pebbled areas alongside a small degree of established planting. It gives a surprisingly private space and offers scope for future buyers.

Additional Information
The property is Freehold; Energy rating 62 (Band D); Council tax band C.

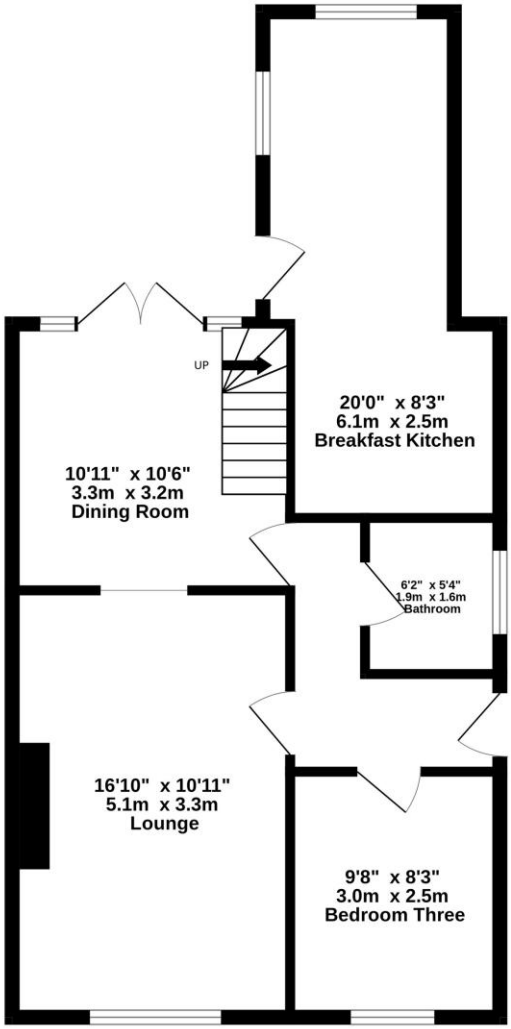
Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoor and in-home with a range of suppliers.

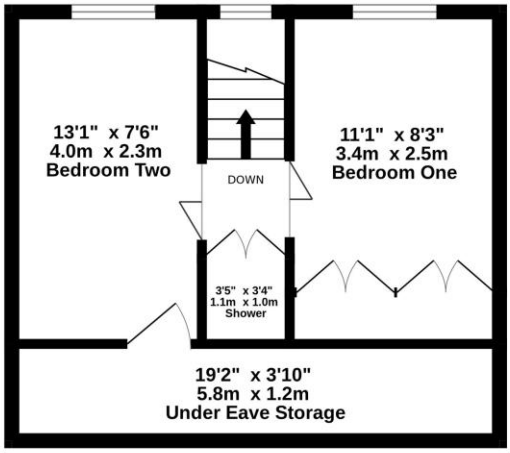
Viewing
By appointment with Wm. Sykes & Son.

Directions
From Kirkheaton centre, head towards St Pauls Road and turn right onto Stead Lane. After 0.1 miles turn right onto Bankfield Lane and then left onto New Road. After about 0.3 miles, the property will be found on your left-hand side.

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.





TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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