



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

School Hill
Kirkburton, Huddersfield



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Offers In Region Of £450,000

NESTLED IN THE CENTRE OF KIRKBURTON, WITH A COMMANDING VANTAGE POINT THAT CAPTURES AN EXQUISITE VISTA OF THE VILLAGE AND ITS SURROUNDINGS, STANDS THE OLD PICTURE HOUSE. ONCE A PART OF THE HISTORIC SCHOOL, THIS RESIDENCE EXUDES CHARM WITH A SEAMLESS FUSION OF TRADITIONAL CHARACTER AND CONTEMPORARY AMENITIES, RENDERING IT TRULY DISTINCTIVE. KIRKBURTON BOASTS A STORIED PAST AND IDYLIC SCENERY, COMBINING RURAL SERENITY WITH CONVENIENT ACCESS TO AMENITIES, AND EFFORTLESS TRAVEL TO NEARBY URBAN CENTRES.

The accommodation is split over three floors with the ground floor being home to a truly wonderful open plan living kitchen with vantage points overlooking the village. A contemporary gloss fitted kitchen is topped with laminate work surfaces which includes a large island with work surfaces extending to create a breakfast bar for two stools. The living and dining space work together well creating a light and spacious feel which is complete with dual aspect windows, Oak flooring and inset down lighting. The hallway and porch have ample available storage whilst the inner hall leads to a shower room and leads to the main bedroom. This large double room is situated to the rear elevation enjoying the afore mentioned outlook, with open, beamed ceilings, built in wardrobes and an ensuite



bathroom. Stairs from the hallway also lead down to the lower ground floor which is home to bedroom number four/office a doorway from here leads out to the rear garden.

To the first floor, a galleried landing is flooded with natural light courtesy of Velux lights to the ceiling whilst two further spacious double bedrooms, each with ensuite facilities are located here. To the front elevation of the home, a gravelled driveway provides ample off road parking. The gardens, extending over five levels, are situated at the rear of the home. The uppermost level features a charming pebbled and paved sitting area directly behind the home. Wrought iron railings, walls, and steps offer access to the next level, also paved and suitable for a sizable greenhouse. Descending further reveals a well-maintained lawned area, followed by steps leading to a delightful flower bed section. At the garden's base lies another level, serving as open space with a spacious garden shed/workshop. Access to Turnshaw Road and local amenities is provided through a timber gate and steps. Rarely does one find such a large and pleasant garden with expansive views, privacy, and flexibility, all while being conveniently close to the village centre and scenic rural pathways to Emley Moor and beyond.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band E

EPC: C

What3Words: loft.lashed.flippers

Parking: Driveway

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider.

AGENCY NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

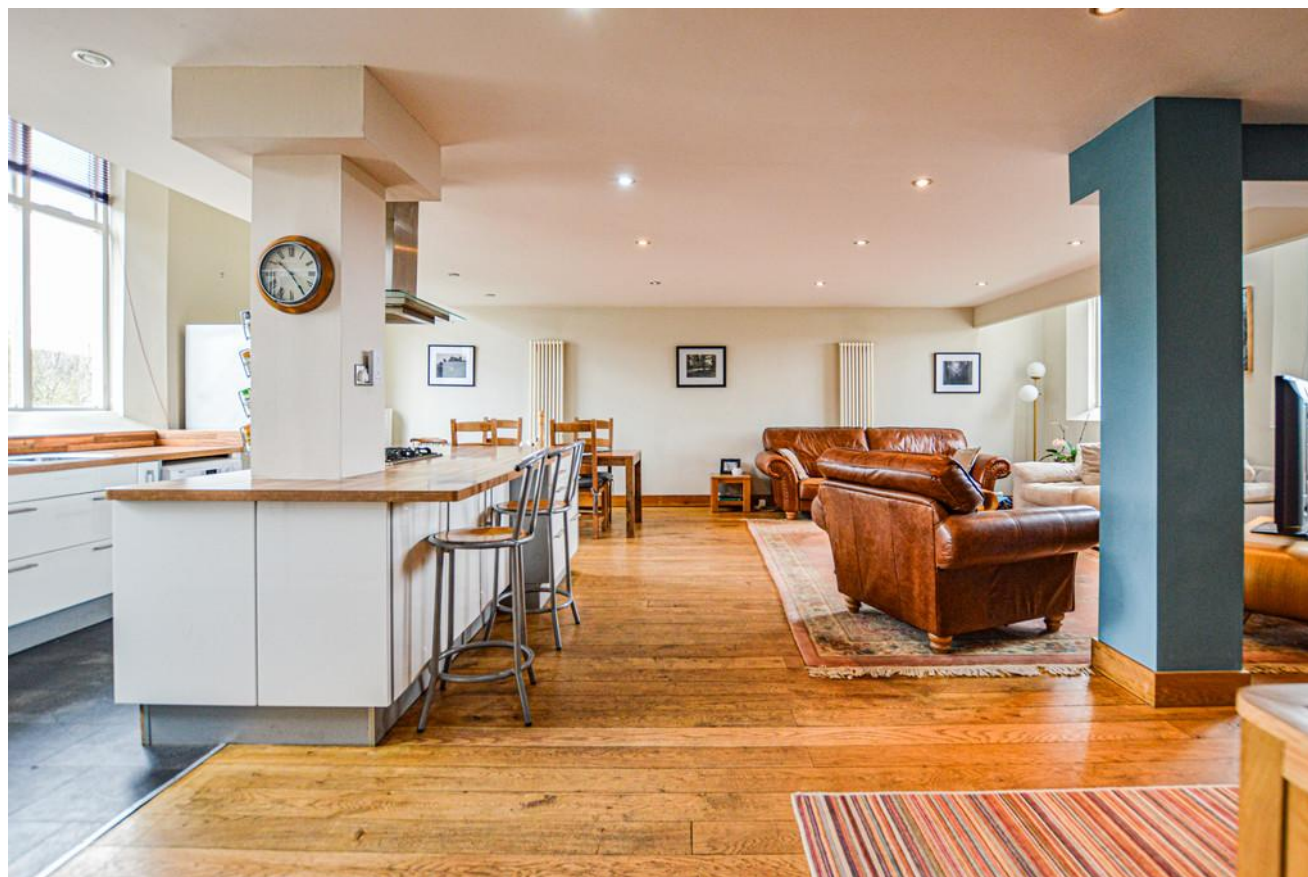
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are

contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

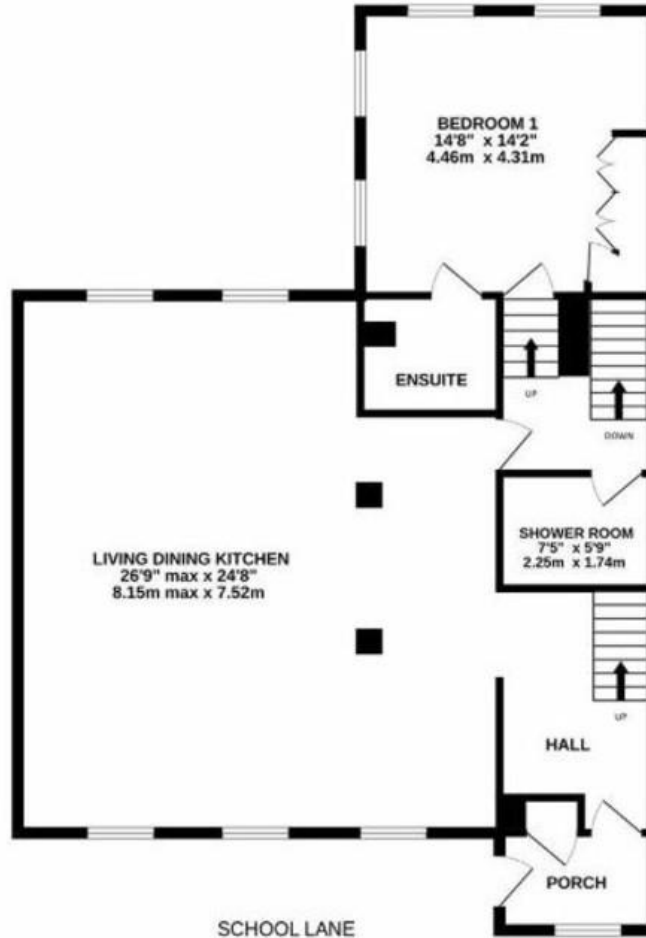
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



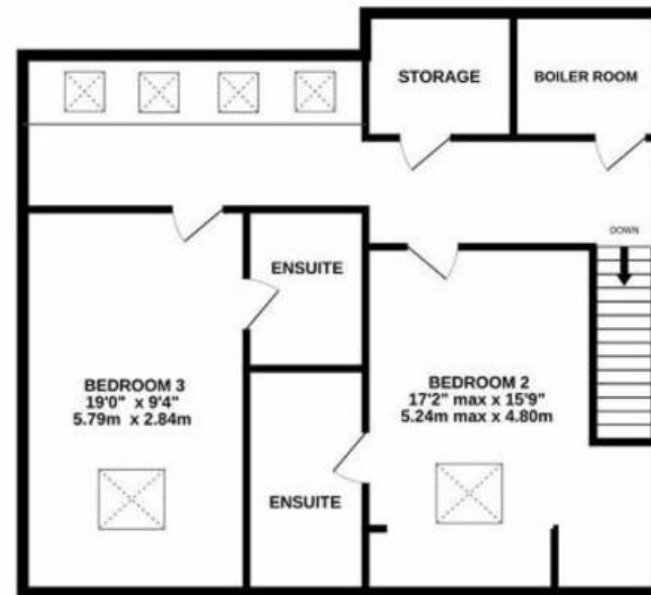
LOWER GROUND FLOOR



GROUND FLOOR



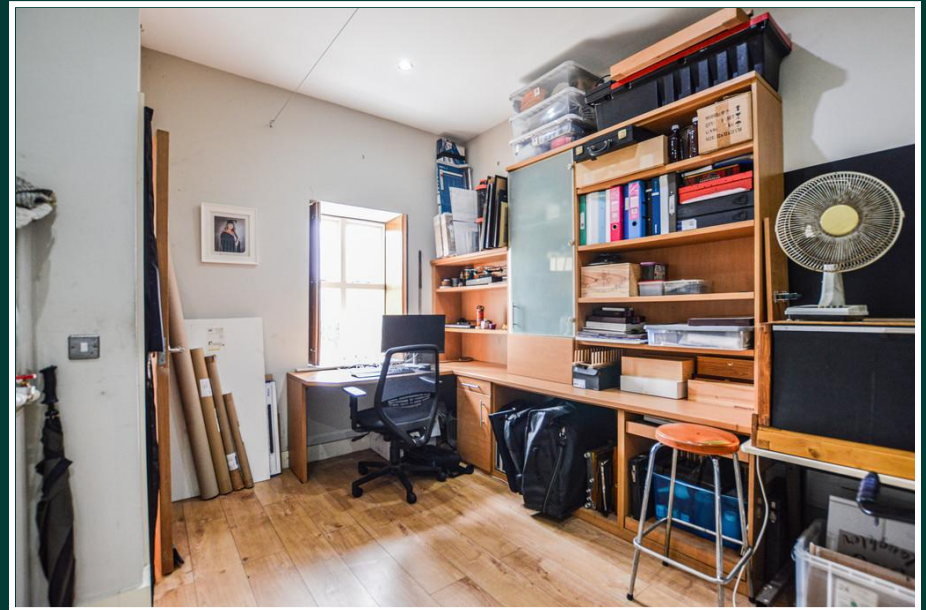
1ST FLOOR



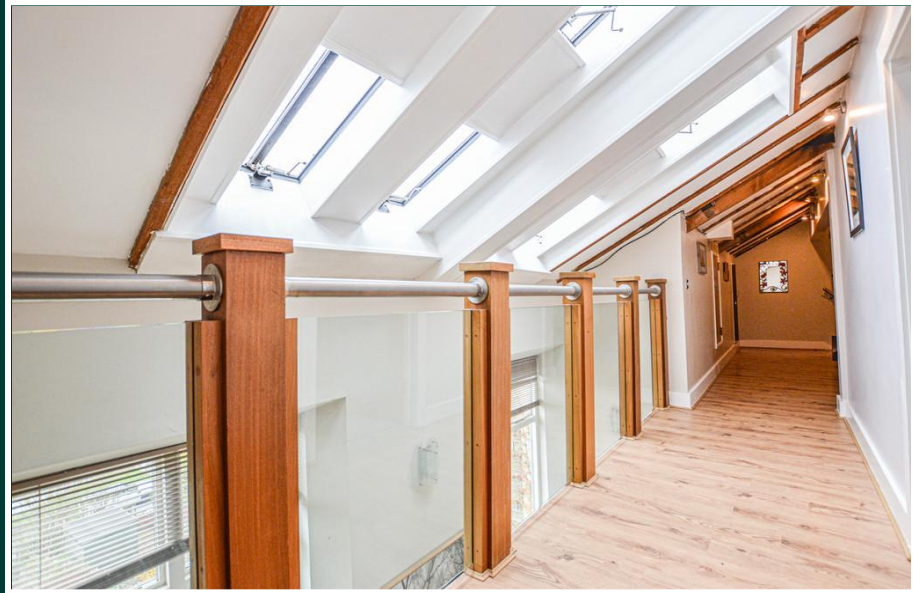
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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