

1 School Hill,  
Kirkburton HD8 0SG

£385,000



**\*\*NO CHAIN\*\* THIS FULLY RENOVATED, SPACIOUS THREE-BEDROOM COTTAGE HAS A GENEROUS GARDEN, OFF-ROAD PARKING, AND SUPERB VILLAGE VIEWS.**

**FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C**

PAISLEY  
PROPERTIES



## FIXTURES AND FITTINGS

The property has undergone an extensive refurbishment, including a full rewire, new heating system, full replaster throughout, new windows and doors which are coloured a soft putty shade on the outside and white inside. It has been fully insulated, and new external landscaping has been completed.

Every room is fitted with black sockets and switches, modern black doors with black hardware, traditional black radiators, and spot lighting. Throughout, the décor is elegant, painted in soft tones with complementing neutral flooring. The property also benefits from an alarm system and CCTV. The finish really is exquisite.

## DINING KITCHEN 19'11" apx x 9'11" apx

You enter the property through a part-glazed composite door into the stunning dining kitchen. Fitted with neutral wall and base units with soft close doors and drawers, glass-fronted feature cupboards, marble work surfaces, upstands, and window sill, along with a sunken one and a half bowl sink with black mixer tap and marble drainer. This high-specification kitchen also benefits from a double AEG oven, four-ring AEG induction hob with extractor over, integrated fridge, freezer, dishwasher, wine chiller, and a built-in utility cupboard with space and plumbing for a stacked washing machine and tumble dryer. This cupboard also neatly houses the property's central heating boiler.

The room has ample space for a dining table and chairs, making it the perfect family/entertaining area. There are exposed timber beams, spot lighting, a rear-facing window, black period radiator, and lovely herringbone Amtico flooring. A door leads to the downstairs W.C, and a glazed door with black frame and hardware opens to the rear hallway.





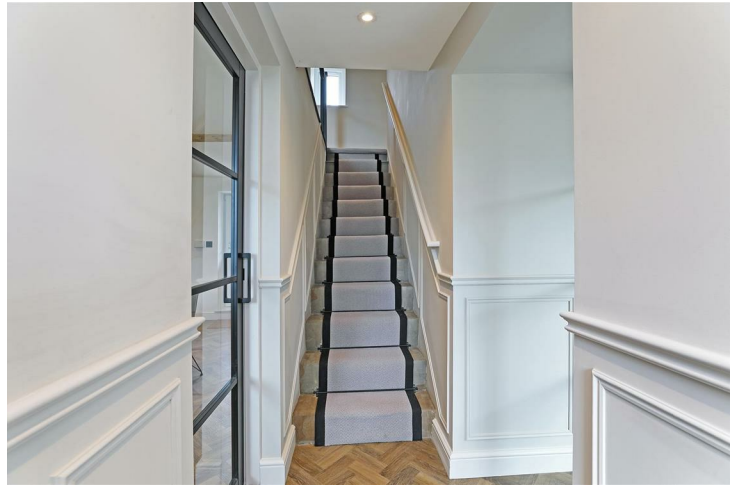
#### **DOWNSTAIRS W.C. 5'0" apx x 2'9" apx**

Comprising a hand wash basin with black mixer tap set upon a black wall hung vanity unit with tiled splashback, and a low-level W.C. This handy washroom also includes spot lighting, attractive exposed stonework, a black heated towel rail, fitted mirror, and complementing black toilet roll holder. There is wood-effect herringbone Amtico flooring, and a door leads back to the dining kitchen.

#### **REAR HALLWAY**

Separating the dining kitchen and lounge, this central hallway has character panelling to the walls, spot lighting, Amtico herringbone flooring flows through from the kitchen, and an exposed stone staircase with wood blend runner and black rods rising to the first floor landing. A part glazed composite door gives access to the rear garden, and full-glazed internal doors lead to the living spaces.





### **LOUNGE 19'7" apx x 13'6" max**

This impressive, spacious lounge boasts a superb feature fireplace with a large chimney breast, panel detailing, a deep inglenook-style recess housing a newly fitted wood-burning stove, and a stone slab hearth, all adding a sense of grandeur. Alcoves provide useful space for freestanding furniture, and dual-aspect windows allow natural light to flood in. The room also includes spot lighting, two attractive black radiators, and quality carpeted flooring. It is fully wired with internet and aerial points. A glazed door with black frame and hardware leads to the rear hallway.







### **FIRST FLOOR LANDING**

Stairs ascend from the rear hallway to the first floor landing, where there is a glass balustrade with black handrail and newel post. A high, angled ceiling shows off beautiful exposed beams. There is a front facing window, carpeted flooring which matches the stair runner and black doors lead through to the three bedrooms and house bathroom.

From the landing, there is also a large ceiling hatch with pull down ladder, providing access to the fully boarded loft space which has been fitted with lighting.



### **BEDROOM ONE 13'4" apx x 9'6" apx**

Boasting high ceilings with gorgeous exposed beams that highlight the true character and age of the cottage, this double room also enjoys outstanding views over the village rooftops to the church and cricket ground from its rear facing window. There is plenty of space for a range of bedroom furniture, spot lighting, black radiator, neutral carpet underfoot, and doors leading to the en-suite and first floor landing.





### **EN-SUITE 7'3" apx x 3'2" apx**

This stylish en-suite is fitted with a three-piece suite including a double shower with gold rain style shower head, separate gold hand-held shower, gold controls conveniently fitted by the entrance, and a gold-framed screen. A hand wash basin with gold mixer tap sits on a wall-mounted vanity unit providing useful storage, alongside a low-level W.C. The room features decorative wall tiles, gold heated towel rail, fitted light-up mirror, gold toilet roll holder, high ceilings with exposed beams, spot lighting, and Amtico wood-effect herringbone flooring. A door leads back to the bedroom.





### **BEDROOM TWO 14'0" apx x 10'7" apx**

A well proportioned double bedroom this room is positioned to the rear of the property and can comfortably accommodate a range of freestanding furniture standing furniture. There is a rear-facing window with the same superb views as bedroom one, spot lighting, black radiator, newly fitted carpet, and a door leading to the landing.



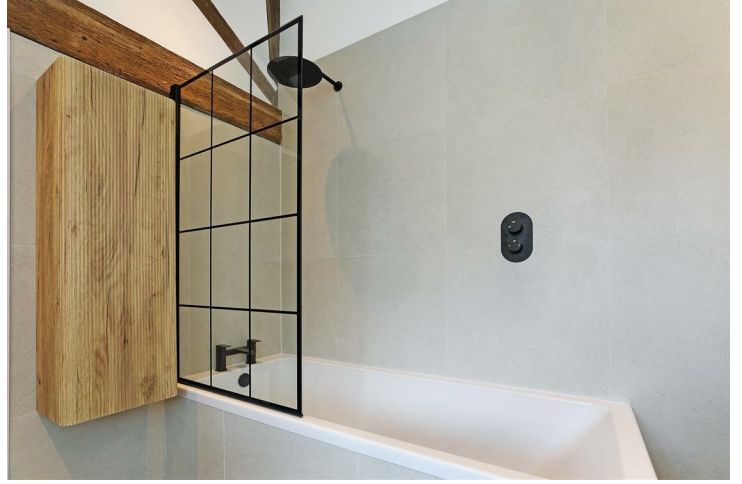
### **BEDROOM THREE 11'1" apx x 8'9" apx**

Another good-sized double bedroom, located to the front of the property. A window overlooks the courtyard style hamlet of houses with a deep window sill. The room has spot lighting, black radiator, carpeted flooring, and a door leading to the first-floor landing.



### **HOUSE BATHROOM 7'4" apx x 6'7" apx**

This luxurious house bathroom has been thoughtfully designed, and includes a bath with black rain style shower head and black controls positioned to the opposite end, a black mixer tap, and black-framed shower screen. A light wood wall mounted vanity unit sits beneath a hand wash basin with black mixer tap, accompanied by a further matching wall mounted unit for storage, and a low level W.C. The room is partially tiled in large neutral wall tiles, with an obscure-glazed front-facing window, black heated towel rail, and Amtico herringbone flooring. A high, angled ceiling with exposed timber beams and spot lighting completes the space. A door leads to the landing.



### **FRONT, PARKING AND outhouses**

The newly surfaced driveway provides off road parking to the front of the property, with an installed EV charging point.

Stone steps lead down to an oak porch covering the front door, and a path leads to the stone outbuilding which provides excellent storage.

A gated pathway also runs down the side of the property to the rear garden, where the property's meters are located.



### **REAR GARDEN**

Offering the perfect space to really appreciate the picturesque views over the village rooftops to the church, cricket ground and surrounding countryside, this fully enclosed rear garden south facing garden features a generous lawn and flagged patio area. Steps lead down to a second tier with potential for a superb private seating area, children's play space, or vegetable garden. An attractive stone wall encloses one side, with modern fencing around the remainder. The garden is also equipped with outdoor lighting, power, and a water tap.





## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band A

PROPERTY CONSTRUCTION: Standard stone built property.

PARKING: Driveway and Electric car charging point

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes.

BUILDING SAFETY: There have not been any structural alterations to the property. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

### **UTILITIES:**

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000Mbps

ENVIRONMENT: There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **PAISLEY PROPERTIES**

Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



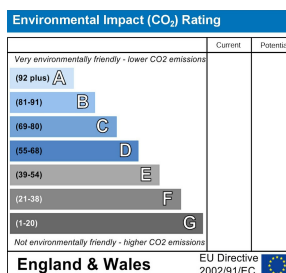
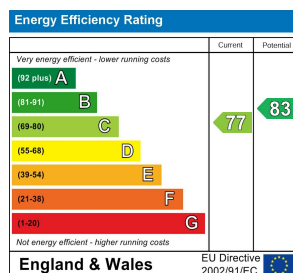
**PAISLEY MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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