



cornerstone  
ESTATE AGENTS

Elm Court  
Kirkburton, Huddersfield



## Elm Court

Kirkburton, Huddersfield

Offers In Region Of £315,000

THIS GENEROUSLY SIZED TWO-BEDROOM TRUE BUNGALOW IS LOCATED IN A HIGHLY SOUGHT-AFTER VILLAGE AND OFFERS EXCELLENT POTENTIAL FOR MODERNIZATION. THE PROPERTY BOASTS A SPACIOUS ENTRANCE HALLWAY, A LARGE LOUNGE-DINING AREA, AND A KITCHEN-DINER PERFECT FOR FAMILY MEALS. BOTH DOUBLE BEDROOMS ARE WELL-PROPORTIONED, WITH ONE FEATURING AN EN-SUITE. A BRIGHT AND AIRY CONSERVATORY OVERLOOKS THE LOW-MAINTENANCE GARDEN, AND THERE'S A FAMILY BATHROOM FOR ADDED CONVENIENCE.

THE BUNGALOW ALSO BENEFITS FROM A DOUBLE GARAGE WITH A UTILITY AREA, PROVIDING AMPLE STORAGE AND PARKING SPACE. WITH SUPERB OFF-ROAD PARKING FOR MULTIPLE VEHICLES, THIS HOME IS IDEAL FOR THOSE WITH VISITORS OR ADDITIONAL NEEDS. THE PROPERTY BACKS ONTO TRANQUIL WILDLIFE GARDENS. NO ONWARD CHAIN.

## ENTRANCE HALL

Upon entering, you're greeted by a spacious and welcoming hallway that sets the tone for the rest of the home. Double doors lead into the bright and airy lounge, while additional doors provide access to the bedrooms and the family bathroom. A generously sized, fitted cupboard offers convenient storage, and there's also easy access to the loft space for extra practicality.

## LOUNGE

Bathed in natural light, this bright and inviting lounge boasts a charming bay window and side windows, offering a serene space to relax and unwind. The room exudes comfort and tranquility, making it the perfect place to settle in. An elegant archway gracefully leads into the dining area, enhancing the sense of space and flow.



## DINING AREA

This generously sized dining room is ideal for hosting friends and family, offering plenty of space for gatherings. With potential for modernizing, it could easily be opened up to the kitchen, creating a seamless, expansive area perfect for both entertaining and daily living.

## KITCHEN

This kitchen features a range of wall and base units, complete with integrated fridge and freezer. A convenient breakfast bar offers a perfect spot for casual dining. The double-glazed window fills the space with natural light, while a door provides access to the side of the property, leading directly to the garden-ideal for when walking the dog with muddy boots!

## BEDROOM ONE

This double bedroom is situated at the rear of the property and comes with fitted wardrobes, providing plenty of storage. Double doors open into the conservatory, offering an abundance of natural light. A further door leads to the en-suite.

## ENSUITE

The en-suite features a three-piece suite, ready for modernisation. It includes a corner shower, a wash basin with a vanity unit, and a low-level toilet, offering a functional layout with the potential for an updated look.

**BEDROOM TWO** This spacious bedroom, also located at the rear of the property, offers plenty of room. Double doors open directly into the conservatory, creating a bright and airy atmosphere

### **CONSERVATORY**

A spacious conservatory, perfect for relaxing, unwinding, or enjoying the sounds of nature. With ample space, it's an ideal spot for both quiet moments and entertaining. Doors lead out to the rear garden and provide access to the double garage, adding convenience and flow to the space

### **EXTERNAL**

The low-maintenance rear garden is primarily paved, offering a perfect space for outdoor dining and enjoying the surrounding wildlife, with views of the nearby wildlife park. To the front of the property, a spacious driveway provides ample off-road parking for several vehicles, complemented by a neat front garden.

### **ADDITIONAL INFORMATION**

Council Tax:D

EPC:E

Tenure: Freehold

Parking: Off Road Parking

### **UTILITIES**

Gas:TBC

Electric:TBC

Water:TBC

Heating:TBC

Broadband:Full Fibre Broadband

Mobile Coverage: 4G/5G check with your provider

### **AGENT 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.
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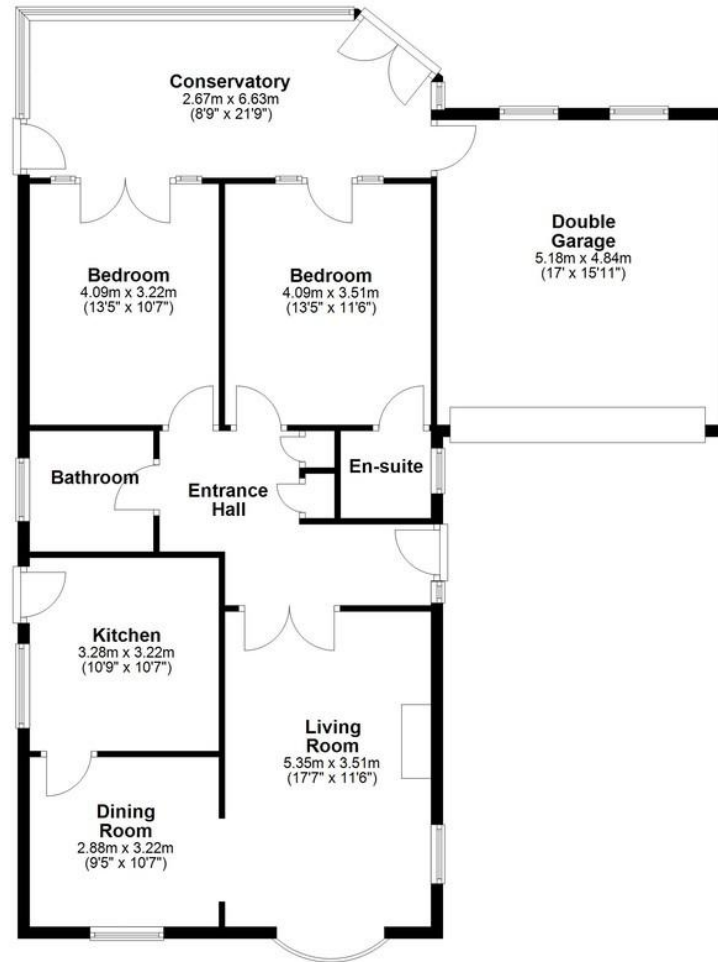






### Ground Floor

Approx. 130.1 sq. metres (1400.7 sq. feet)



Total area: approx. 130.1 sq. metres (1400.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		