





## The Manor House, Apartment, Kirkburton,

RENT £650 pcm / BOND £750

THE MANOR HOUSE IS A FINE PERIOD PROPERTY WHICH HAS JUST BEEN CAREFULLY RESTORED AND ADAPTED INTO 11 LUXURY APARTMENTS EXCLUSIVELY FOR THOSE AGED 55 AND OVER. ENJOYING A MAJESTIC SETTING IN ITS OWN GROUNDS EXTENDING TO OVER 5 ACRES WITH A MIXTURE OF PRIVATE WOODLAND, A MEADOW AS WELL AS LANDSCAPED GARDEN AREA ALLOWING THE OUTDOORS TO BE ENJOYED WITHOUT ANY MAINTENANCE. THE HIGHLY REGARDED VILLAGE CENTRE OF KIRKBURTON IS ONLY A SHORT WALK AWAY WITH A GREAT VARIETY OF AMENITIES.



### Location

The charming semi rural village of Kirkburton is located in a conservation area which enjoys varied amenities including a post office, library, bus stops, restaurants, pubs and numerous shops and hairdressers including butchers, bakers and mini supermarket. Surrounded by open rolling countryside providing access to a network of public footpaths to explore the great outdoors.

The Accommodation Appointed to a high standard each self contained apartment benefits from spacious rooms and modern fittings throughout. Each floor benefits from a newly installed lift and on site numerous care and domestic services will be made available to the residents of the Manor House. The floor plans and site plan give additional detail and any further enquiries should be directed to Cornerstone Estate Agents at the Kirkburton office.

### Open Living Area

20' 2" (red. to 12' 5") x 16' 1" (red. to 12' 5") (6.15m x 4.90m) approx.

Open plan kitchen dining and lounge comprising new light wood wall and base units, black roll top work surfaces, electric oven and hob with overhead extractor fan. Providing ample space for dining and large window overlooking the gardens from the lounge.

### Master Bedroom

14' 9" x 11' 5" (4.50m x 3.48m) approx.

Master bedroom with natural light throughout, cream carpets and cream painted walls. This bedroom has a white triple wardrobe with en-suite bathroom.

### Bedroom 2

12' 9" (reducing to 7' 10") x 9' 3" (reducing to 5' 10") (3.89m x 2.82m) approx.

Light and airy 2<sup>nd</sup> bedroom with neutral carpets and cream walls. Ideal for a small child or to be used as a study / office.



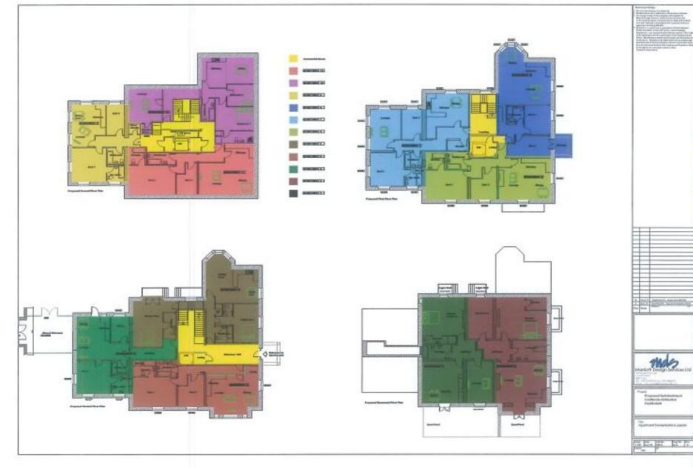




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	53
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	