



Kirkstone Avenue, Huddersfield, HD5

£140,000

Offers Over

Tenure: Leasehold, **Bedrooms:** 3

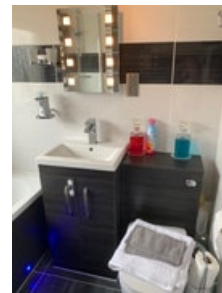
GUIDE PRICE £150,000 Housesimple are delighted to offer for sale this three bedroom semi-detached property situated in the desirable residential area of Huddersfield. The accommodation briefly comprises of entrance hall, lounge, store room, dining room, new carpet to the hallw

Key features:

- Three bedroom detached
- Modern Kitchen and bathroom
- Ideal for the growing family
- Close to local amenities
- Viewings highly recommended
- Wonderful family home

Extra info:

- **Property Age:** 31 years
- **Council Tax:** Band B (£110.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway
- **Lease info:** 999 years remaining
Ground Rent: £12.00 per-annum
Maintenance: £100.00 per-annum



GUIDE PRICE £150,000

Housesimple are delighted to offer for sale this three bedroom semi-detached property situated in the desirable residential area of Huddersfield. The accommodation briefly comprises of entrance hall, lounge, store room, dining room, new carpet to the hallway and staircase, three bedrooms, and modern designs of bathroom wall and floor is tiled and modern kitchen. gas central heating and double glazed windows. This would make a deal purchase for first time buyers and young families alike, lovely house doesn't need much doing as the seller upgraded from the kitchen, bathroom and some of the rooms is new carpet and painted all the rooms since they have this house.

(Comprising: Entrance, lounge, dining room, Modern kitchen, three first floor bedrooms with all fitted wardrobes. and modern bathroom. Externally there is ample off road parking to the front, side driveway leading to the an enclosed rear garden which is set over two levels.

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The location provides convenient access to a wide range of local amenities of Dalton like schools, pubs, post office, hairdressers, clubs, one shop, Tesco, nursery, take away foods, local shops, play ground, parks and good for the kids and is approximately ½ mile from Huddersfield town centre. 5 mins walk to Huddersfield town football club

The property briefly comprises of:

1st floor

Entrance Hall (5'10" x 11')

Radiator, telephone point, understairs store, upvc double glazed window and door to front, new fitted carpet up to the staircase.

Sitting Room (11'7" x 15'1" max)

With fitted coal effect gas fire, mahogany style timber fire surround, marble style inset and hearth, ceiling covings, radiator, dado rail, bay window to front, archway through to Dining room.

Dining Room (10' x 8'5")

Radiator, dado rail, ceiling fan light. 6 seated dining table window and garden view to rear.

Kitchen (7'4" x 10'6")

Modern kitchen (2016), Single drainer 1½ bowl sink unit, fitted units, drawers, wall units (some of the cabinet doors still on plastic cover as the seller didn't remove for extra support, chrome mixer tap plumbing for automatic washing machine, ceramics tiled floor, gas / electric cooker point, plinth lighting and ceiling spotlighting, window and garden view to rear, access door to side. This kitchen has been rewiring by professional electrician.

Second floor

Bedroom 1 (10'3" x 12'4")

Including fitted wardrobes with matching side cabinets, radiator, telephone point, window to front, new carpet and wallpaper

Bedroom 2 (12' x 9'3")

Fitted wardrobes, overhead cupboards, and store cabinet, radiator, window and good garden view to rear

Bedroom 3 (7'5" x 9'4" max)

Radiator, window to front elevation, fitted wardrobe and bed.

Bathroom (5'4" x 6'3")

New and modern White suite comprising of bath with shower overhead, fitted spot lights, washbasin in a fitted vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, vertical heated towel rail, shave socket, mirror with light on, obscure glazed window to rear

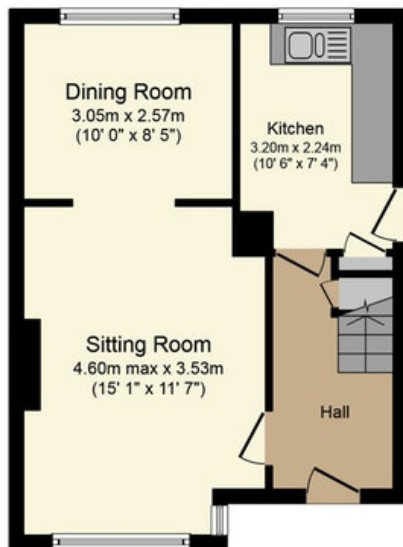
Loft - A clean, large space and brand new boarded with insulated that makes the house really warm with electricity access and brandnew hatch and ladder with the professional company who specialised with loft boarder.

Outside

Lawned well stocked garden to front with planted borders, paved driveway, potential garage space, timber garden shed to rear with electricity plugs and light switch rear patio and well kept lawned garden with shrubs.

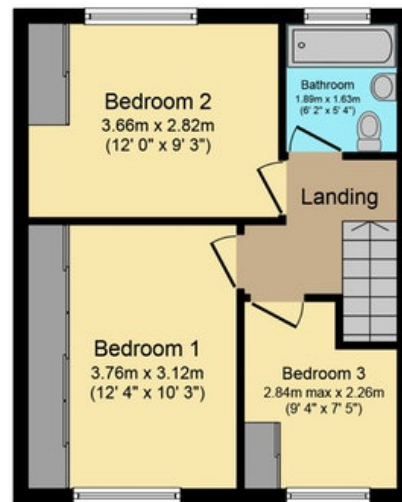
bushes, planted borders. The front garden potential can convert for another driveway approximately 3 cars, along side the house driveway new white pvc Gutters surround the house and new stated floor above window for extra protection.

Floor plan:



Ground Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx



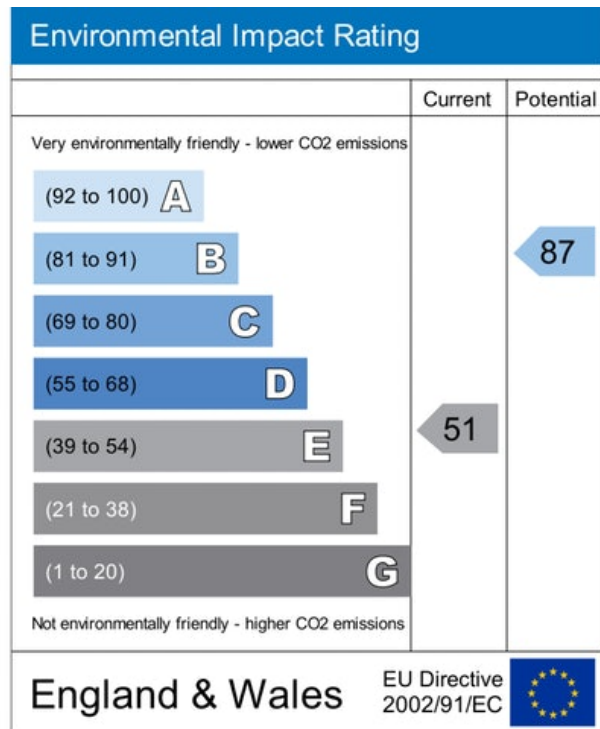
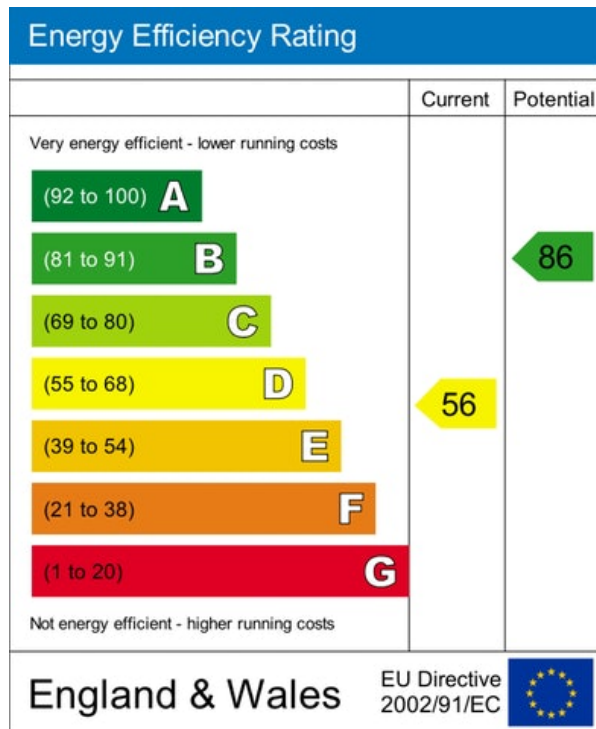
First Floor

Floor area 37.0 sq. m. (398 sq. ft.) approx

Total floor area 75.0 sq. m. (807 sq. ft.) approx

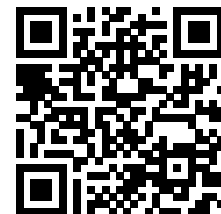
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Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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