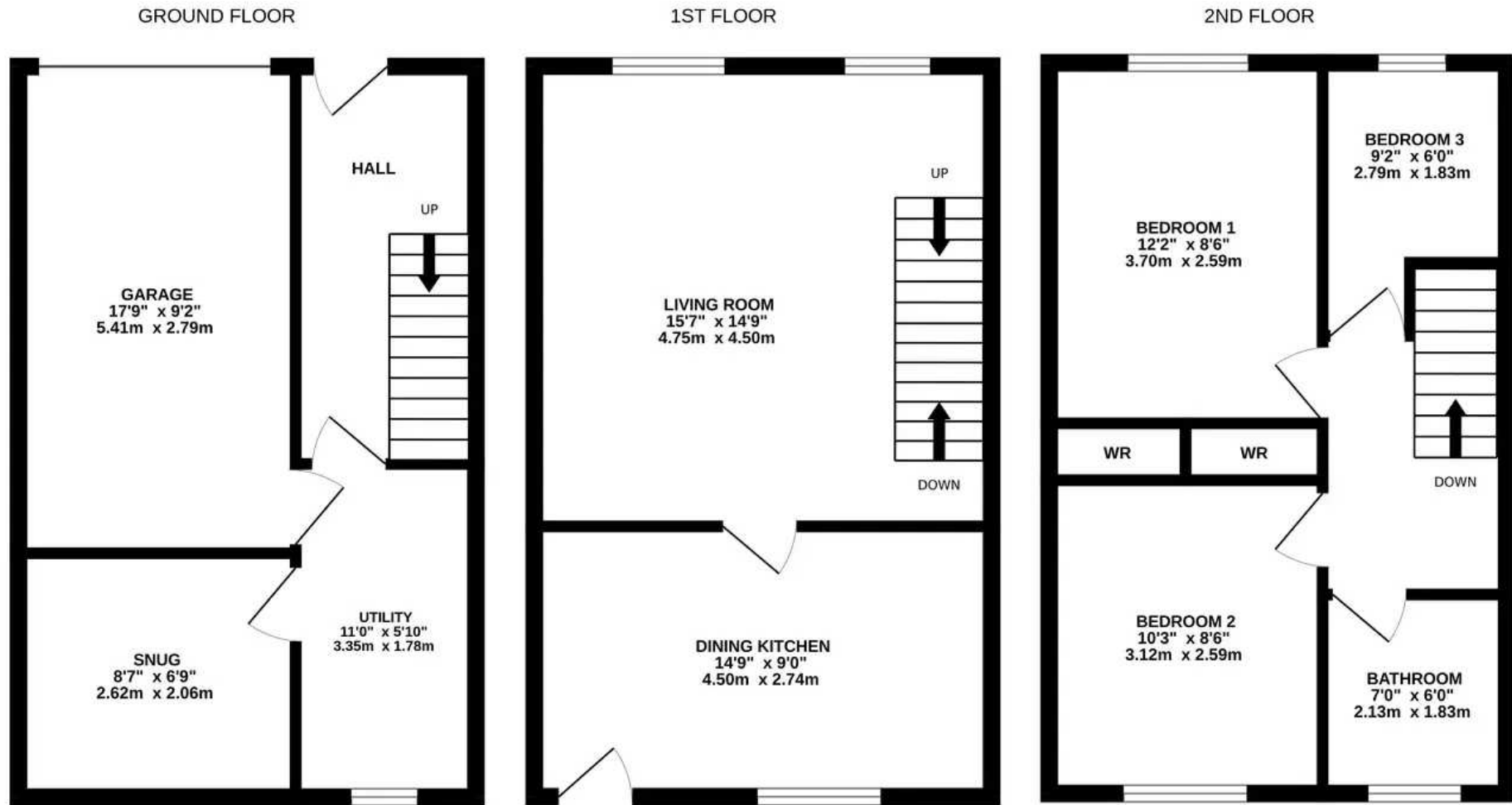




**10 Kiln Court, Huddersfield**  
Huddersfield

**£250,000**



KILN COURT

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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## 10 Kiln Court

Huddersfield

An attractively presented and tastefully appointed three storey Stone Built Town House situated on the site of the old Pottery with a listed kiln as the main focal point of the cul-de-sac. The property is situated within this popular and well regarded residential area close to local schools, shops and J23 & J24 of the M62. There is a Gas Central heating system, PVCU double glazing and briefly comprising to the ground floor Entrance Hall, Utility room and Snug. First Floor Living Room and Dining Kitchen. Second Floor Three Bedrooms and Bathroom.

Externally a block paved driveway to the front provides off road parking and in turn leads to a Integral Single Garage. To the rear there is an enclosed secure garden accessed at First Floor level with a flagged patio with electric awning and lawned garden with planted tree, flowers and shrubs.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### **Ground Floor**

A PVCU and frosted double glazed door opens into the Entrance Hall.

### **Entrance Hall**

13' 4" x 5' 4" (4.06m x 1.63m)

With a spindle staircase to one side rising to the first floor with storage area beneath, there is ceiling coving, dado rail and at the far end of the hallway a door gives access to the utility room.

### **Utility Room**

11' 0" x 5' 10" (3.35m x 1.78m)

With Shaker style base and wall cupboards, overlying worktops with tiled splashbacks, inset one and a half bowl single drainer stainless steel sink with chrome Monobloc tap, cupboard housing a gas fired central heating boiler and with under counter space for washing machine. To one side there is a courtesy door to the Garage and adjacent to this door gives access to a snug.

### **Snug**

8' 7" x 6' 9" (2.62m x 2.06m)

## First Floor

### Living Room

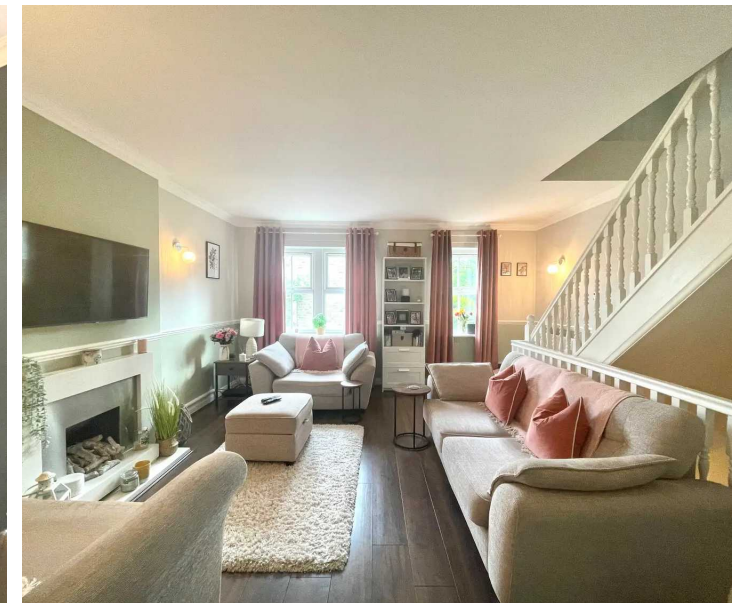
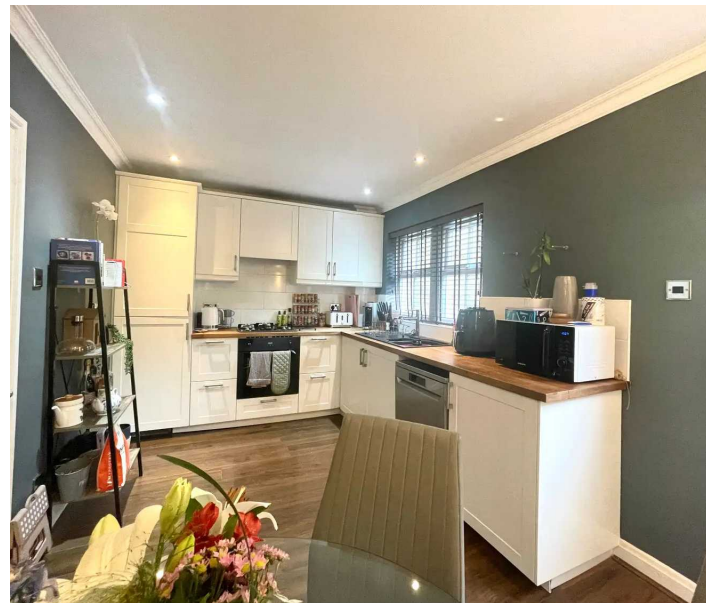
15' 7" x 14' 9" (4.75m x 4.50m)

A comfortable and well proportioned reception room with two sets of windows looking out to the front, there is a spindle staircase to one side rising to the second floor, there is laminate wood flooring which continues through into the Dining Kitchen, ceiling coving, four wall light points, dado rail and as the main focal point of the room there is a Gas Flame effect log fire. To the rear of the living room a door gives access to the Dining Kitchen.

### Dining Kitchen

14' 9" x 9' 0" (4.50m x 2.74m)

This has windows overlooking the rear garden together with an adjacent PVCU stable door, there a range of matt white Shaker style base and wall cupboards, drawers, these are complimented by overlying Oak worktops with tiled splashbacks, there is an inset one and a half bowl single drainer sink with chrome Monobloc tap, four ring gas hob with extractor hood over and electric oven beneath, integrated fridge, integrated freezer, plumbing for dishwasher and two wall light points.



## Second Floor

### Landing

With loft access, ceiling coving, dado rail. From here access can be gained to the following:-

### Bedroom One

12' 2" x 8' 6" (3.71m x 2.59m)

A double room which enjoys a pleasant aspect with far reaching views over the roof tops, there are two wall light points, dado rail and recessed floor to ceiling wardrobe.

### Bedroom Two

10' 3" x 8' 6" (3.12m x 2.59m)

Another double room which looks out over the rear garden and has a fitted floor to ceiling recessed wardrobe.

### Bedroom Three

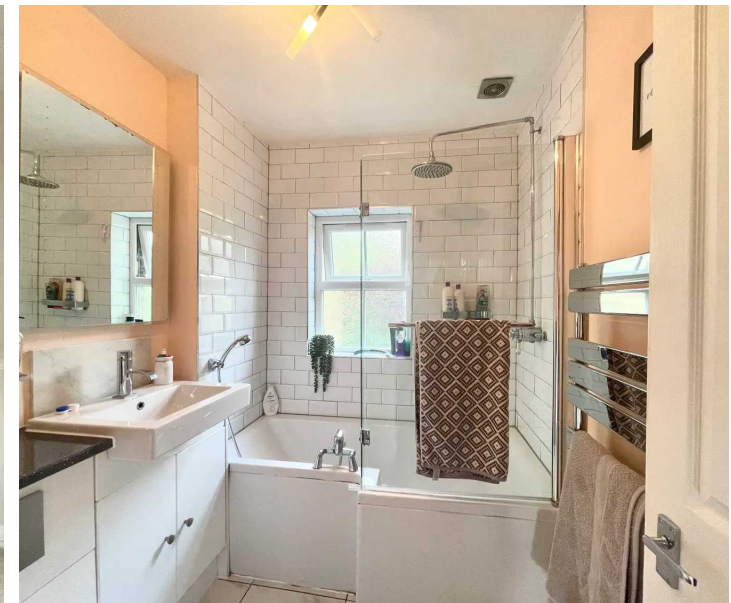
9' 2" x 6' 0" (2.79m x 1.83m)

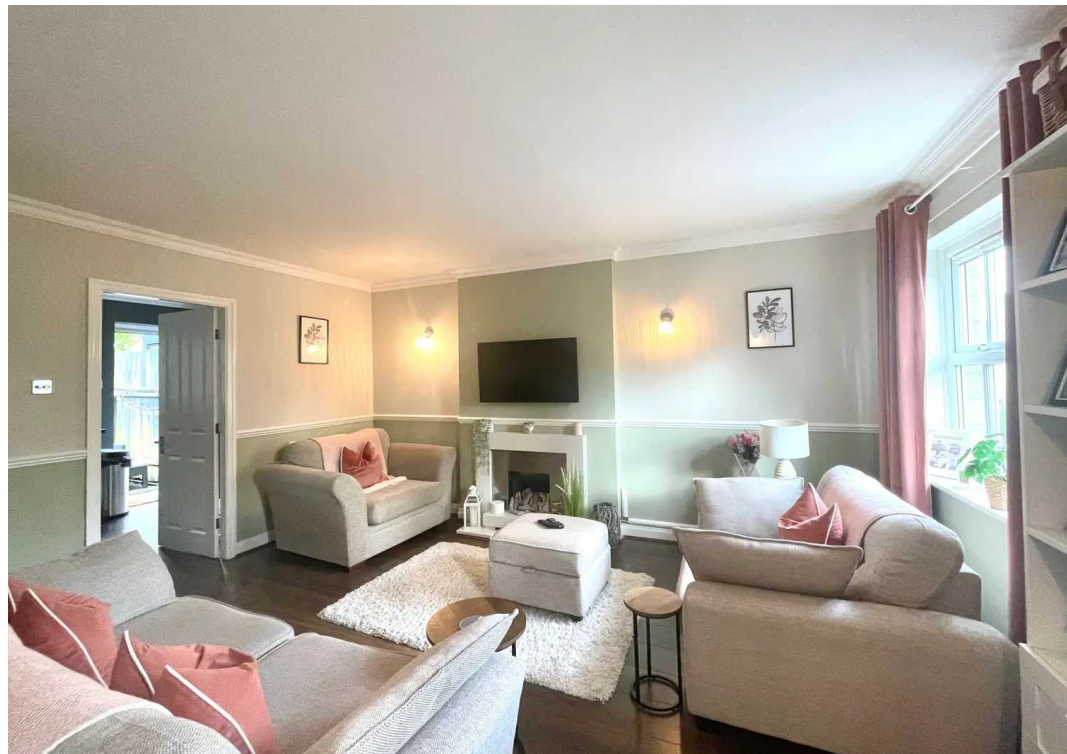
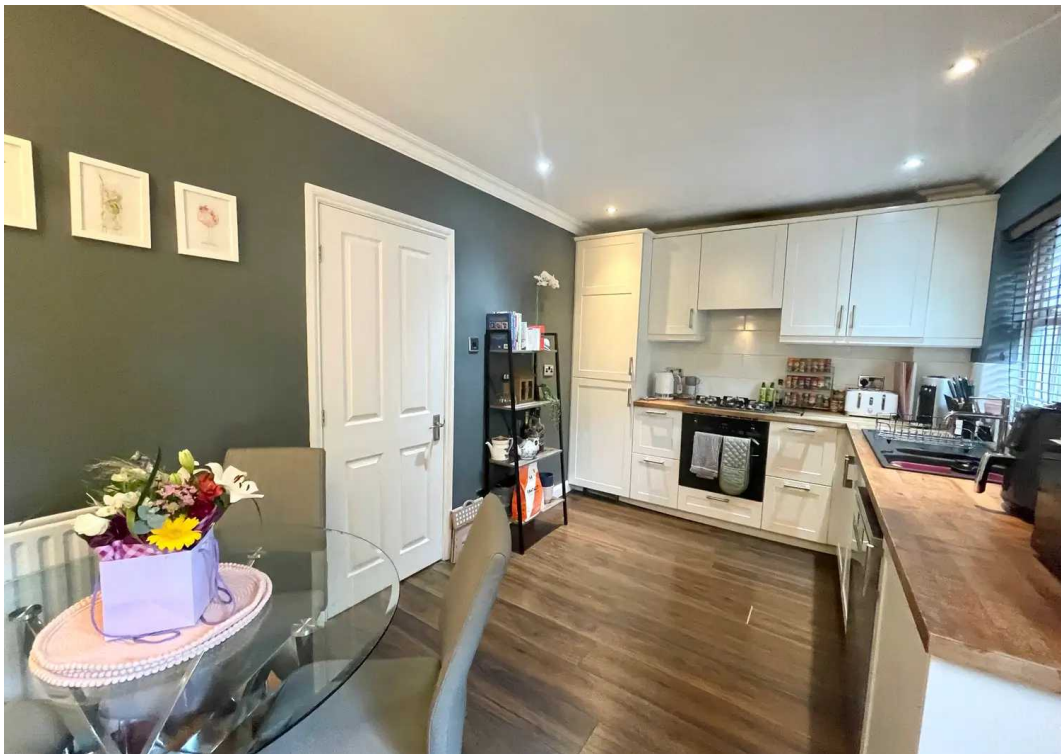
With Velux double glazed window, wall light point and dado rail.

### Bathroom

6' 0" x 7' 0" (1.83m x 2.13m)

With a chrome heated towel rail, vanity unit incorporating wash basin with chrome Monobloc tap, low flush w.c. with concealed cistern, panelled bath with glazed shower screen, mixer tap incorporating hand spray and chrome shower fitting with fixed shower rose and tiled around the bath to ceiling height.





## Garden

The property has an enclosed secure rear garden which is accessed from the Dining Kitchen with a flagged patio together with an electric awning and outside power, from here there are four steps leading up to a lawned garden with crush blue slate, planted trees and shrubs and at the foot there is a raised area of timber decking.

## Driveway

To the front of the property there is a herringbone block paved driveway which provides off road parking and in turn leads to an integral Garage.

## Garage

Single Garage measuring 17'9" x 9'2" with an up and over door, courtesy door, power and light.

## Directions

Using satellite navigation enter the postcode HD3 3GH





**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

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Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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