



90 Kaye Lane, Almondbury, Huddersfield, HD5 8XU

£290,000

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This stone built detached true bungalow is offered for sale with NO VENDOR CHAIN and VACANT POSSESSION. Enjoying a good size plot with pleasant open aspect to the rear backing onto open fields. The property requires a programme of modernisation and improvement works and offers great potential for the new owner to improve/extend to their own style. The main living areas have original solid wood parquet flooring and a modern central heating boiler has been installed. The accommodation comprises: porch, entrance hall, spacious lounge/diner, kitchen with rear porch and 2 double bedrooms both with fitted wardrobes. Outside there established mature gardens to the front and rear, a driveway to the side provides off road parking for a number of vehicles together with a detached garage and space for a motorhome/caravan if required.

Energy Rating: E





GROUND FLOOR:

Porch

A front entrance door gives access to the porch which provides space for hang coats and shoe storage. The porch has an internal door which leads into the hallway.

Entrance Hall

The hallway is a good size with built in cupboard and a further store cupboard which houses the Ideal central heating boiler. Within the hallway is a central heating radiator and access to the loft via a pull down ladder.

Lounge/Dining Area

22' x 13'2 (6.71m x 4.01m)

This spacious lounge diner has 2 central heating radiators, a fireplace surround with coal effect gas fire, wall light points and 2 uPVC double glazed windows to the front and rear elevations.

Kitchen

10'9 x 7'11 (3.28m x 2.41m)

The kitchen has a range of wall and base units with working surfaces over, there is a sink unit with side drainer, space and plumbing for a washing machine, electric cooking point, space for a tall fridge freeze, central heating radiator and a uPVC double glazed window. The kitchen has a door which gives access to the rear porch/utility.

Bathroom

Having a coloured three piece suite comprising bath, wc and pedestal wash hand basin. Also having a central heating radiator, a uPVC double glazed window and a built in airing cupboard with internal radiator.

Bedroom 1

11'11 max x 10'10 (3.63m max x 3.30m)

This double room is situated to the front of the property and has fitted wardrobes, a central heating radiator and a uPVC double glazed window.

Bedroom 2

10'5 x 8'10 (3.18m x 2.69m)

This bedroom is situated to the rear and also has fitted wardrobes, a central heating radiator and a uPVC double glazed window.

OUTSIDE:

To the front is a well stocked established garden with long driveway to the side providing off road parking. The driveway leads to a detached garage which measures 18'3 x 9'0 and has internal power and lighting. There is a larger than average level lawned garden to rear with shrubbery. The rear garden backs onto open fields and provides an ideal space for those green fingered home buyers that like to spend time in the garden.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642). Proceed through the traffic lights at Aspley and at the next set of traffic lights keep right, turning right into Somerset Road. Follow this road up into the centre of Almondbury village, bearing right onto Westgate and proceed on Westgate. This then becomes Kaye Lane, continue up Kaye Lane and the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

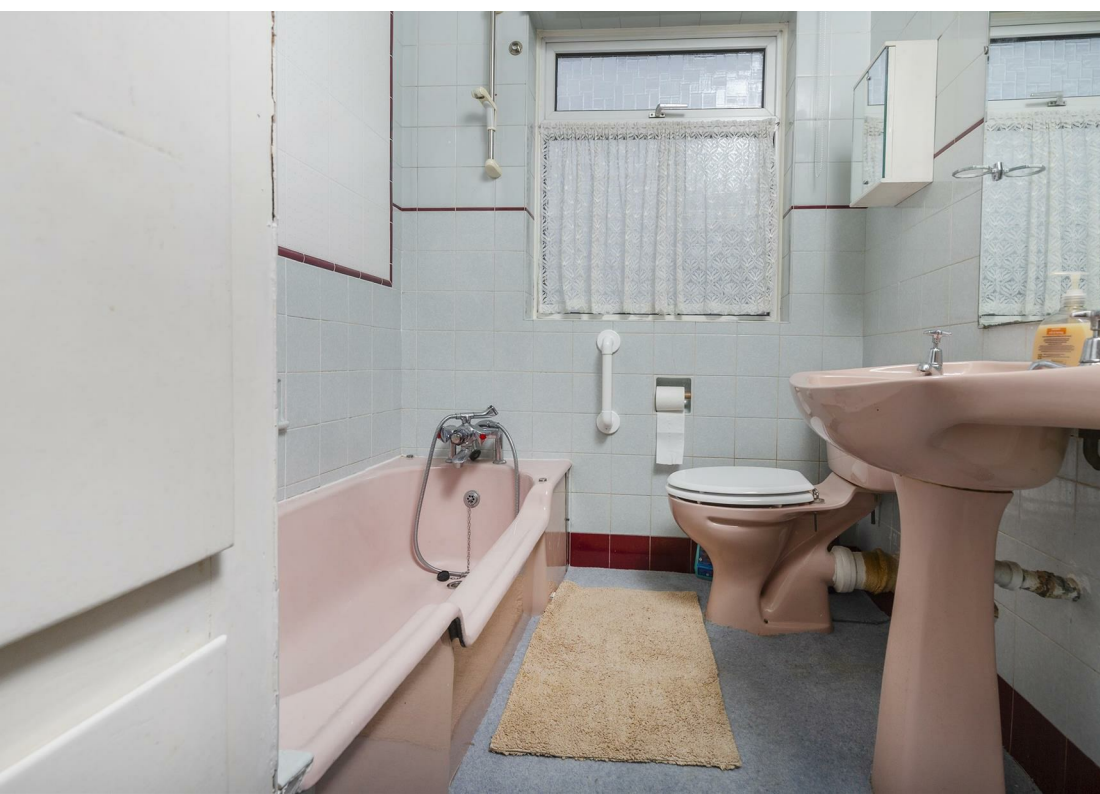
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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

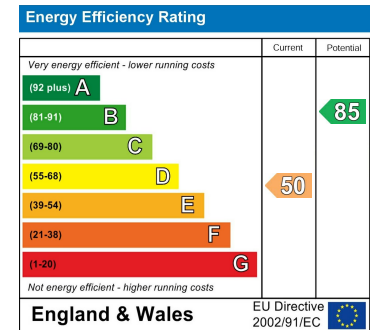
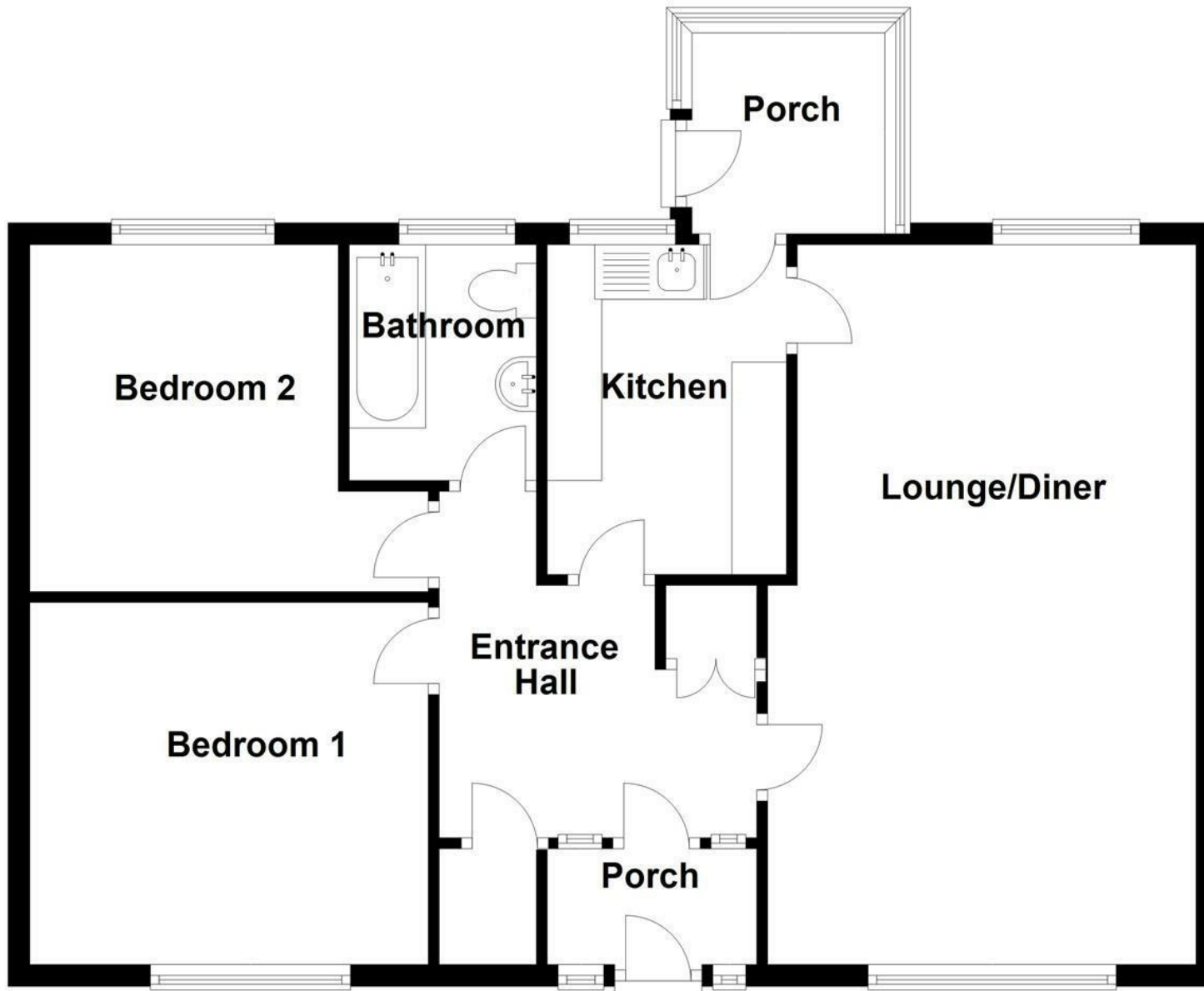
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Ground Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY