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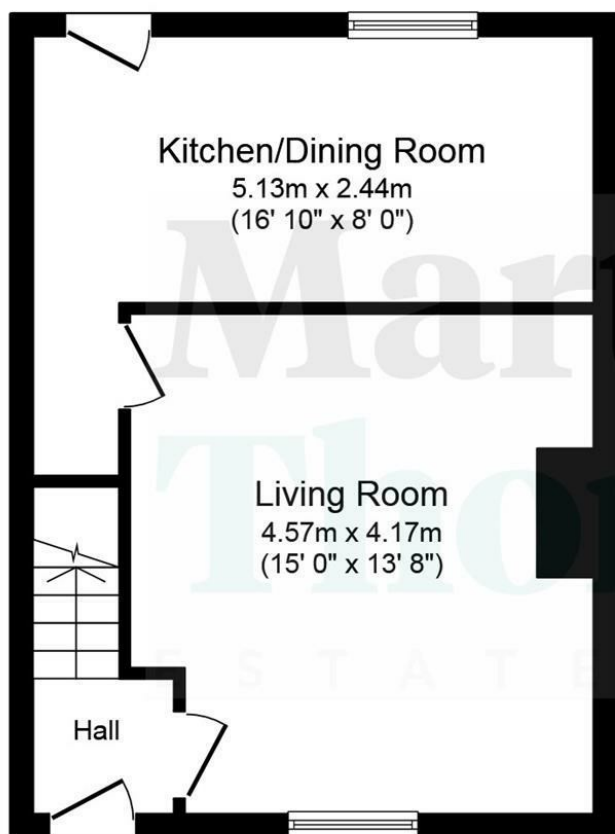
**Bankfield Avenue, Kirkheaton  
Huddersfield,**

**£1,000 Per month**

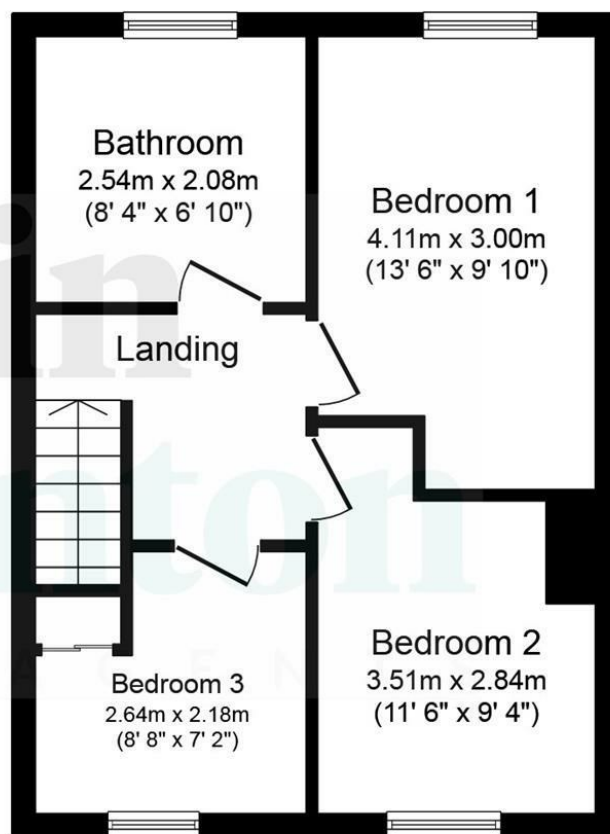
Located in this popular village and presented to a very high standard throughout is this three-bedroomed mid-terraced home with contemporary décor and modern fixtures and fittings. The accommodation comprises an entrance lobby, living room with wood burning stove, rear dining kitchen with integrated appliances and storage within the cellar. On the first floor are three bedrooms and the stylish bathroom. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, there is a garden at the front of the property and, to the rear, parking for two vehicles.

**Bankfield Avenue, Kirkheaton  
Huddersfield,**

**Floorplan**



**Ground Floor**



**First Floor**

Total floor area 73.0 m<sup>2</sup> (785 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# Bankfield Avenue, Kirkheaton Huddersfield,

## Details



### Entrance Lobby

An external composite door with an opaque glazed panel and matching over-light gives access to the entrance lobby. This has stylish décor and a feature archway along with a staircase rising to the first floor accommodation. There is a radiator and a panelled door leads into the living room.

### Living Room



This good sized reception room is positioned at the front of the property and has a wood burning stove upon a stone flagged hearth. There is a picture rail, two radiators and a panelled door leading to the dining kitchen.

### Dining Kitchen



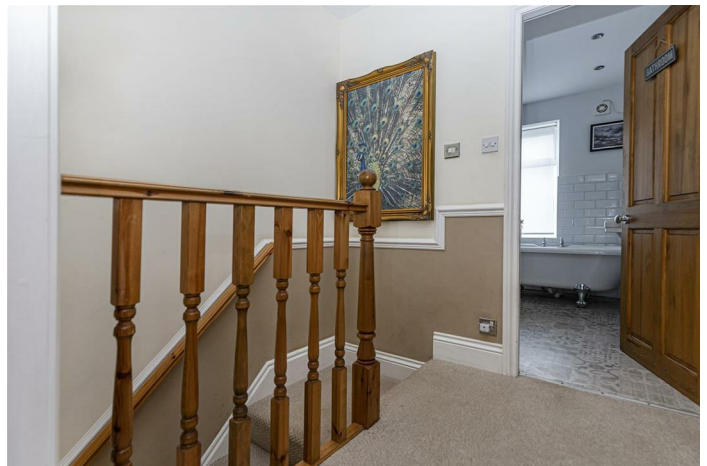
This room is positioned at the rear of the property and is presented to a very high standard. It has contemporary units to high and low levels with woodblock style working surfaces

and matching upstands. Integrated appliances include a four-ring gas hob with illuminated canopy filter hood above and matching oven beneath, fridge, freezer and washing machine. There is space for an additional appliance such as a dishwasher or dryer. Concealed within this room is the boiler for the central heating system. There is ceiling downlighting, space for a formal dining suite, a rear uPVC window and an external uPVC door. The room also has a radiator.

### Cellar

Stairs lead down to a useful cellar which provides useful storage.

### First Floor Landing



From the entrance lobby, the staircase rises to the first floor landing where there is a spindle balustrade and access to the loft area.

# Bankfield Avenue, Kirkheaton Huddersfield,

## Details



### Bedroom One



This double bedroom is positioned at the rear of the property and has plenty of space for freestanding furniture. There is a uPVC window and a radiator.

### Bedroom Two



This double bedroom is positioned at the front of the property and has space for freestanding furniture. The uPVC window provides a long distant view with Castle Hill and the National Park in the distance. There is also a radiator.

### Bedroom Three



This single bedroom is positioned at the front of the property and has an identical outlook to bedroom two. Above the staircase projection, there is a useful storage cupboard with hanging rail. There is also a radiator.

### Bathroom



The good sized bathroom has a four-piece suite. There is a roll top bath with clay and ball feet, a pedestal wash hand basin, a low-level WC and a separate shower cubicle with an overhead waterfall style shower fitting and a hand held shower attachment. Within the cubicle is full height brick style tiling and matching half height tiling to the remaining walls. There is a rear uPVC window and an upright ladder-style radiator.

### External Details

# Bankfield Avenue, Kirkheaton Huddersfield,

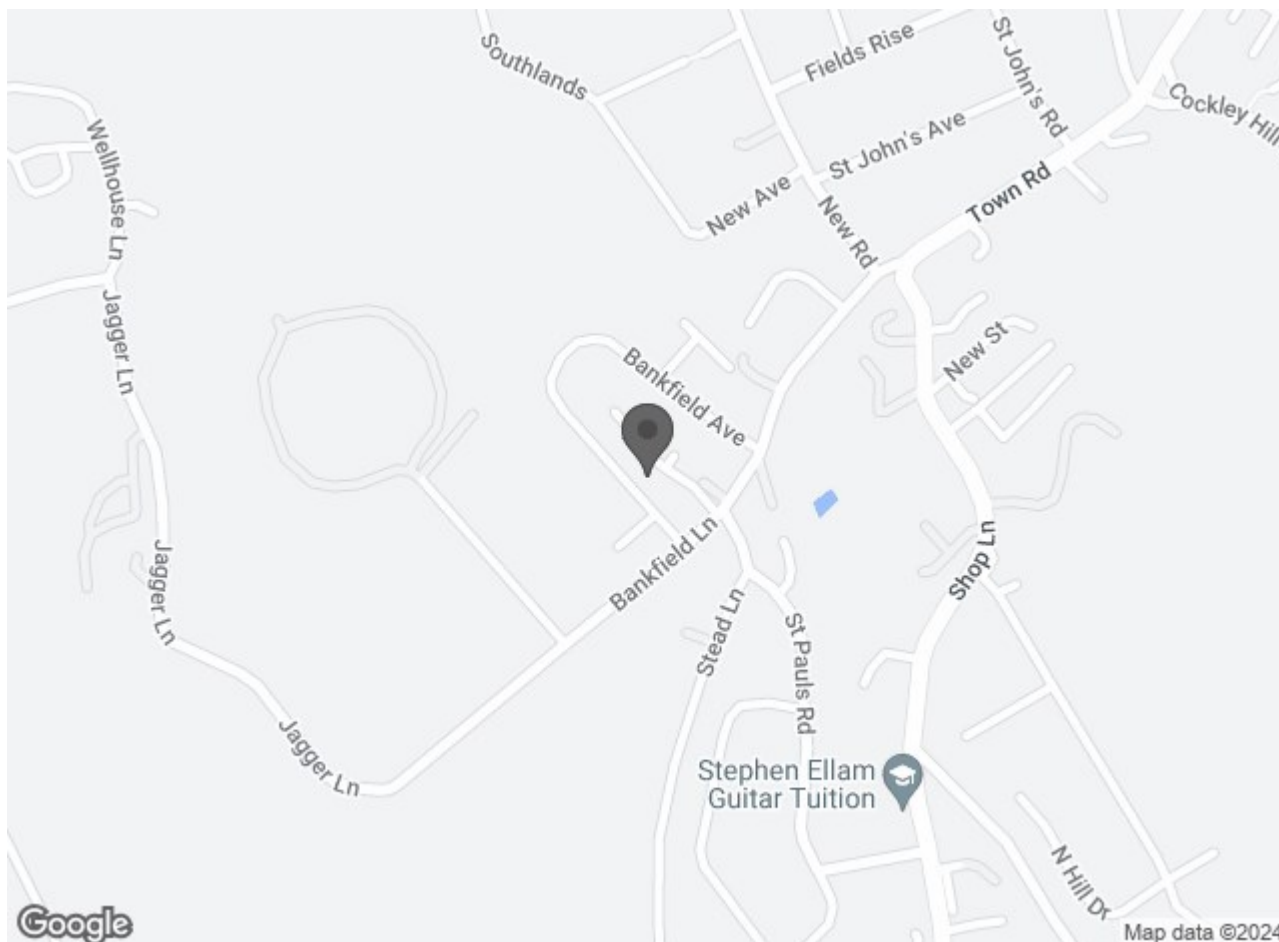
## Details



At the front of the property is a garden area designed for ease of maintenance which is partly flagged and gravelled. To the rear is parking for two vehicles side-by-side.

# Bankfield Avenue, Kirkheaton Huddersfield,

Directions



## **Bankfield Avenue, Kirkheaton Huddersfield,**

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.