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Kirkwood Green, Lindley Huddersfield,

**Offers in the region of
£180,000**

Enjoying a cul-de-sac setting with a wooded aspect at the front is this two-bedroomed first floor apartment in a block of four. The property is located in this popular and well regarded area with ease of access to nearby amenities, Lindley village centre and the hospital. Located on the first floor with its own separate entrance, the apartment has front and side gardens and a garage to the rear. The accommodation comprises an entrance lobby with a staircase up to the first floor hallway, dining kitchen, living room with gas fire, two bedrooms to the rear and a shower room. There is uPVC double glazing. The property is offered with no upper chain.

Kirkwood Green, Lindley Huddersfield,

Floorplan



Floor Plan

Floor area 64.1 m² (690 sq.ft.)

TOTAL: 64.1 m² (690 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Kirkwood Green, Lindley Huddersfield,

Details



Entrance Lobby

An external composite door with opaque glazed panels gives access to the entrance lobby where a staircase rises to the first floor hallway.

Hallway

The L-shaped hallway has a uPVC window, a built-in airing cupboard housing the cylinder with shelving above and a second storage cupboard with hanging rails. There is a gas wall heater and access can be gained to the dining kitchen.



Dining Kitchen

This room is positioned at the front of the apartment and has a uPVC window with a pleasant, wooded outlook. There is an array of wall cupboards and base units with working surfaces and a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include a four-ring gas hob with canopy style filter hood above and oven below. There is plumbing for an automatic washer and space for a freestanding fridge. Alternatively, there is a unit which could incorporate a fridge if required. The room can accommodate a dining/breakfast table.



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Living Room

This good sized reception room is positioned at the front of the property and has a uPVC window enjoying the pleasant, wooded aspect. There is a gas fire and plenty of space for freestanding furniture.



Bedroom One

This double bedroom is positioned at the rear of the property and has a uPVC window. It can easily accommodate a double bed and freestanding furniture.



Bedroom Two

This good sized single bedroom incorporates built-in storage with a rail and shelving. Our clients currently have a condensing tumble in this room. There is a uPVC window and downlighting to the ceiling.



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Shower Room

The shower room has been updated in recent times. The corner shower cubicle has curved doors and a tiled interior along with a Mira Sport independent shower. There is a pedestal wash hand basin and a low-level WC. The cubicle has full height tiling, with half height tiling to the walls and wood effect vinyl flooring. The room also has an electric towel heater.



External Details

The property has a pleasing wooded aspect to the front. In a block of four garages to the rear, the apartment owns the right hand end garage which has an up-and-over door. The photograph of the Deed Plan shows the land which is owned by our client, with lawn at the front and side along with 25% ownership of the rear driveway which gives access to the garages.



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Directions

