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## Kirkwood Drive, Lindley Huddersfield, Kirklees

**£1,200 Per month**

This semi-detached bungalow has been extended from its original design and has undergone a programme of modernisation and updating. The property is located in this sought after area, a short distance from Lindley with local amenities, public transport and hospital. It has a stylish and contemporary interior and is presented to a high standard throughout. The bungalow has gas-fired central heating, uPVC double glazing and a security system. The accommodation comprises an entrance hallway, living room, rear dining kitchen with French doors and integrated appliances, rear conservatory/garden room, two bedrooms (both with built-in wardrobes) and a stylish bathroom. On the first floor is a useful attic room with an en suite WC. This could be a perfect home office, playroom or study, etc. There are well presented front and rear gardens, both with gentle ramps in and out of the property. The long driveway provides parking for several vehicles and the former garage has been redesigned to provide an entertainment room, but could easily be reverted if required.

**Kirkwood Drive, Lindley  
Huddersfield, Kirklees**

**Floorplan**



All measurements are approximate and for display purposes only

# Kirkwood Drive, Lindley Huddersfield, Kirklees

## Details



### Entrance Hallway



A recessed open entrance porch gives shelter from the elements and a uPVC door with a decorative panel leads to the hallway. The hallway has a useful storage cupboard, perfect for shoes and coats, and a staircase leading to the first floor. There is coving to the ceiling and a radiator.

### Living Room



This good sized reception room is positioned at the front of the property and presented to a high standard. The room is particularly light and bright with a wide uPVC window enjoying a view towards the Church within the village centre. The stylish fire surround with matching inlay and hearth is home to a living flame effect coal style gas fire. There is coving to the ceiling, ceiling downlighting, plenty of space for furniture and a radiator.

### Dining Kitchen



This room is positioned at the rear of the property and can accommodate a formal dining table. The kitchen area has been redesigned and updated with wall cupboards, base units, under unit lighting, worktops and a stainless steel with

a mixer tap and feature tiled splashback. Integrated appliances include a four-ring gas hob with canopy style filter hood above, oven, fridge freezer and washer. The room is light and bright with uPVC French doors leading out to the garden and a side uPVC window. There is coving to the ceiling and a radiator. Access can be gained to the conservatory/garden room.

### Conservatory/Garden Room



This multipurpose space is positioned at the rear of the property and enjoys a pleasant outlook over the garden. The room has uPVC glazing and a radiator. It could be utilised as a formal dining room or second sitting room.

### Bedroom One



This double bedroom is positioned at the rear of the bungalow and has an array of built-in furniture comprising wardrobes, bedside cabinets, overhead storage, drawers and a dressing table. There is coving to the ceiling, ceiling downlighting, a uPVC window and a radiator.

# Kirkwood Drive, Lindley Huddersfield, Kirklees

## Details



### Bedroom Two



This single bedroom is positioned at the front of the bungalow and has built-in wardrobes with shelving beneath the staircase. There is a uPVC window, coving to the ceiling and a radiator.

### Bathroom



The stylish bathroom has a contemporary white three-piece suite comprising a P-shaped bath with an overhead shower fitting, a vanity wash hand basin with tiled splashback and a low-level WC. The walls are fully tiled, there is tiling to the floor. There is a stainless steel upright ladder-style radiator. There are contemporary fitted cupboards, and a window to the side elevation.

### First Floor Landing

From the hallway, steps lead up to the first floor landing where there is a side uPVC window and a radiator. Access can be gained to useful storage within the eaves.

### Attic Room/Home Office/Playroom



This multipurpose room has a high ceiling with a skylight

window, built-in wardrobes with storage above and access to further useful storage within the eaves. The room is used as an occasional bedroom and has a radiator and access to the en suite.

### En Suite



The en suite has a two-piece suite comprising a pedestal wash basin with tiled splashback and a low-level WC. Concealed within a storage cupboard is the Ideal Instinct boiler for the central heating system. There is also an extractor fan.

### External Details



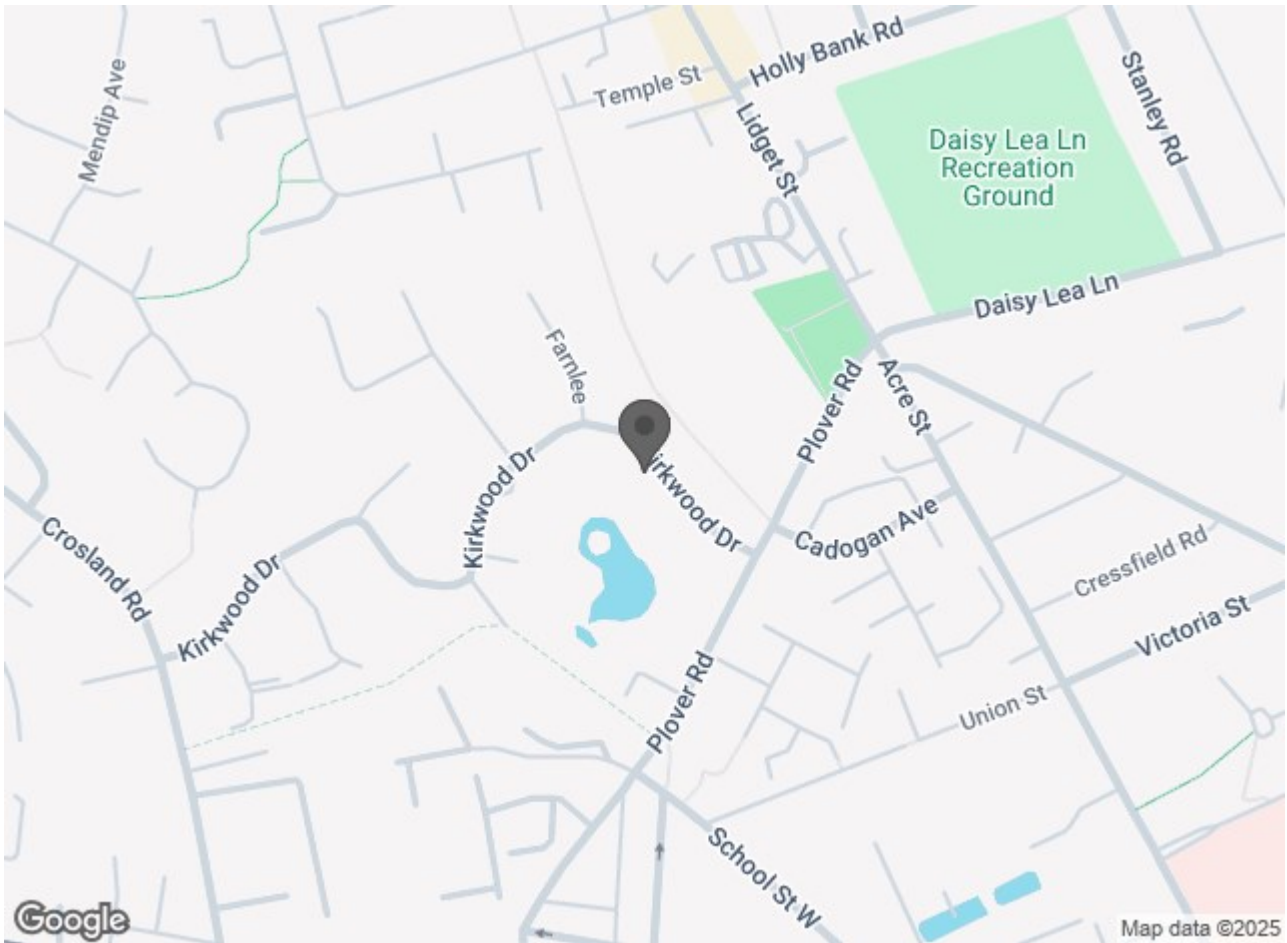
At the front of the property is a shaped and level, lawned garden with areas perfect for tubs, pots and planters. A long tarmacked driveway provides parking for several vehicles and continues to the entrance door along with a handrail. The driveway continues to the right where there is external lighting and water. From the French doors in the dining kitchen, a gentle slope leads onto a large stone flagged patio area enjoying a westerly aspect, meaning this can be a real afternoon sun trap. There is a level lawned garden, raised flower beds, external lighting and power. The former garage has now been altered and has timber and glazed doors, power and lighting. This would be perfect as a home office, hobby room or entertaining space. Alternatively, it could be reverted to a garage if required. A side door at the far end gives access to a useful storage area, perfect for patio furniture, etc.

### Furnishings

Please note, this property is unfinished and the photographs were taken before the owner moved out.

# Kirkwood Drive, Lindley Huddersfield, Kirklees

Directions



## **Kirkwood Drive, Lindley Huddersfield, Kirklees**

**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.