

Terrain Map



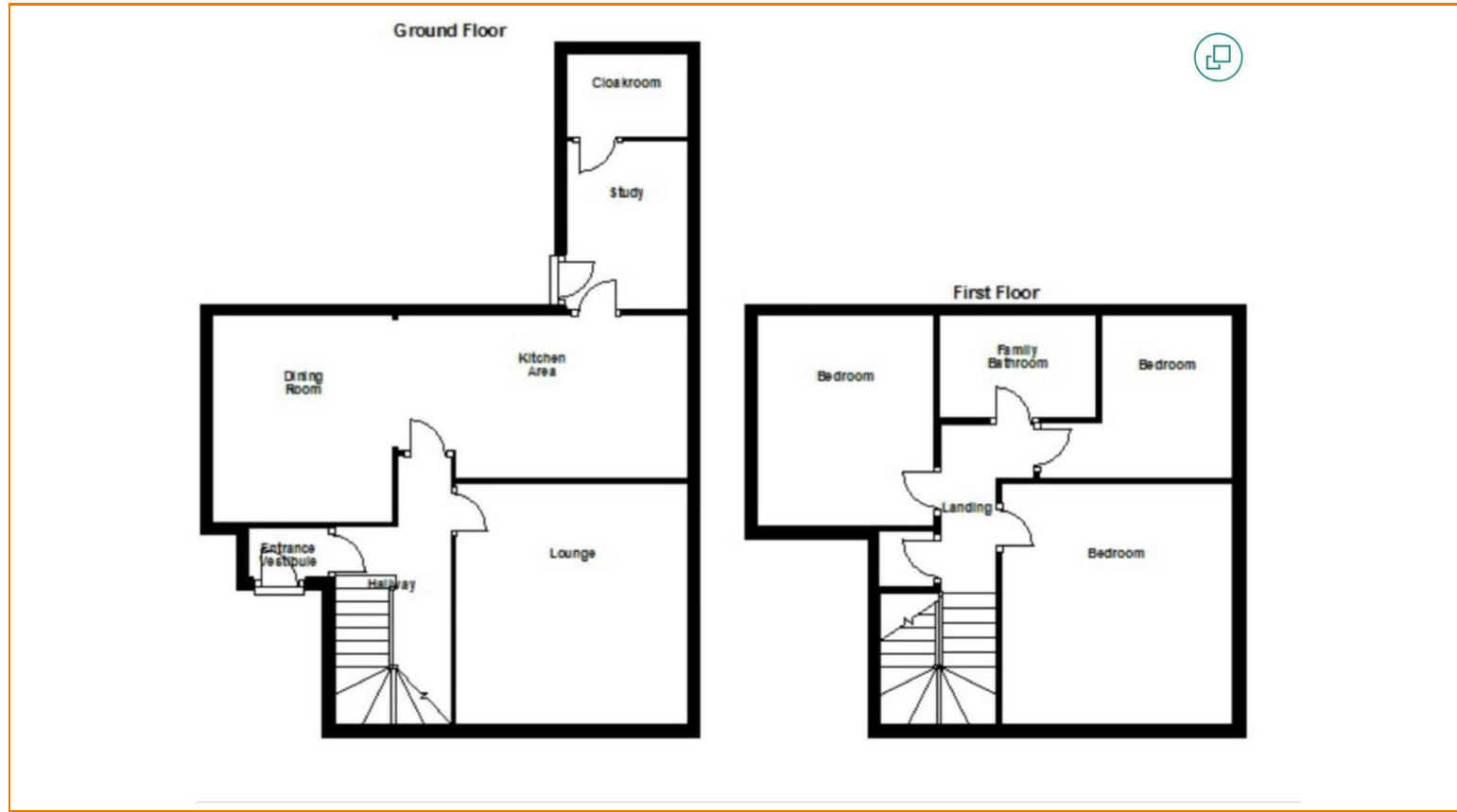
Hybrid Map



Terrain Map



Floor Plan



## Kaye Lane

Almondbury, Huddersfield, HD5 8XU

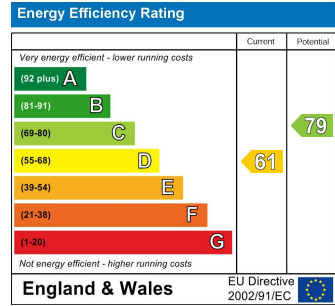
Offers Around £325,000

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### Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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# Kaye Lane

Almondbury, Huddersfield, HD5 8XU

Offers Around £325,000



Well located in this charming area of Almondbury, on the edge of open countryside and enjoying a beautiful rear aspect is this delightful three-bedroom semi-detached house offering a wonderful opportunity for families and professionals alike. Set on a generous plot, the property boasts not only an attractive rear garden that provides a lovely backdrop but at the front is ample off road parking.

The spacious interior is designed to accommodate modern living, with ample room for both entertaining and everyday family life. The layout is practical and inviting but if you want going forward, one of the standout features of this property is its potential for extension, subject to planning permission. This flexibility allows you to tailor the space to your specific needs, whether that means adding an extra bedroom, a home office, or a larger living area.

Located in a popular residential area, the home is conveniently situated near village amenities and open countryside, offering a perfect balance of suburban comfort and natural beauty.

In summary, this three-bedroom semi-detached house on Kaye Lane presents an excellent opportunity for those seeking a spacious home in a desirable location. With its generous plot, beautiful views, and potential for expansion, it is a property that truly deserves your attention.

## ACCOMMODATION

### ENTRANCE LOBBY

4'7" x 2'10"

Accessed via a uPVC double glazed front door with leaded and stained glass detail, spotlights, cloaks hanging and a solid natural timber internal door leading to the reception hall.

### RECEPTION HALL

14'6" (incl stairs) x 6'2"

Boasting excellent levels of natural light via the uPVC double glazed feature window positioned to the front elevation which bathes natural light onto the turned feature staircase with

traditionally styled spindles and balustrade on display, cupboard storage space beneath the turn. There is a central heating radiator, Nordic grey style flooring and an internal door leading to the lounge and passage to the kitchen and dining room.

### LOUNGE

12'9" x 12'1" max

Also enjoying good levels of natural light via the uPVC double glazed picture window to the front elevation. The focal point for the room is a coal effect gas fire with marble back and plinth within a contemporary surround. There is provision for two wall lights in the alcoves, decorative coving and a ceiling rose.

### DINING ROOM

10'11" x 10'2"

Overlooking the rear garden via two uPVC double glazed windows from which views over the surrounding countryside can be enjoyed. You will also find a central heating radiator, decorative feature fireplace which now provides a wine store and display, decorative coving. Open plan in design adjacent to the kitchen.

### KITCHEN

15'5" x 8'6"

Fitted with a range of wall and base units in a cream design with complementary marble effect working surfaces which incorporate and one and half bowl stainless steel inset sink and drainer with mixer tap. There are part tiled splashbacks surrounding the preparation and the kitchen is further equipped with a four ring gas hob, double oven, integrated dishwasher and plumbing for a washing machine. Adjacent to the sink is a uPVC double glazed window taking in the aforementioned views, spotlights within the ceiling and an internal door leading to the home office at the rear.

### HOME OFFICE

8'9" x 5'7"

With a range of fitted furniture in a black high gloss finish with work station and a Nordic grey effect floor covering. Central heating radiator and a uPVC double glazed door leading out to the rear of the property along with a uPVC double glazed window, also with privacy glass inset.

### CLOAKROOM/WC

Fitted with a two piece white suite comprising low level wc and pedestal hand wash basin with mixer tap, part tiled splashbacks and a cupboard unit which houses the combination boiler and a uPVC double glazed window to the side elevation with privacy glass inset.

### FIRST FLOOR

#### BEDROOM 1

12'9" x 12'0" max or 9'11" to the robe

Positioned at the front of the property with two uPVC double glazed windows on the front elevation, a range of fitted furniture comprising two double robes, one of which has drawer units under. There is a central heating radiator.

#### BEDROOM 2

10'10" x 9'11" max

Enjoying the aforementioned views over the garden and surrounding countryside via two uPVC double glazed windows, central heating radiator.

#### BEDROOM 3

8'8" x 6'9" plus entrance

Spotlights within the ceiling, decorative coving, central heating radiator and a uPVC double glazed window with views to the rear.

### FAMILY BATHROOM

8'5" x 5'4"

Fitted with a four piece suite comprising panel bath with mixer tap and hand held shower attachment over, walk-in double shower with main rainfall shower head and hand held

attachment, a contemporary one piece low flush wc and vanity hand wash basin. There are tiled walls and floor, heated towel rail, spotlights and an aqua board style finish and a uPVC double glazed window with privacy glass inset.

### LANDING

16'0" average x 2'11" average

With a loft hatch allowing access to the roof void (not inspected at the time of the appraisal), the aforementioned window on the turn of the staircase providing natural light into this attractive space, useful cupboard storage area with hanging and shelving.

### OUTSIDE

To the front of the property elevated from the roadside is an attractive and well stocked buffer garden with a lawned area, planted pockets and established beds. A driveway to the front and side of the property provides ample off road parking and leads to the detached single garage, concrete sectional in construction. NOTES ABOUT ASBESTOS ROOF. To the rear is a predominantly lawned garden, generously proportioned on two levels, raised planted box beds and a decked seating area enjoying far reaching views over the surrounding district.

### TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND C.

