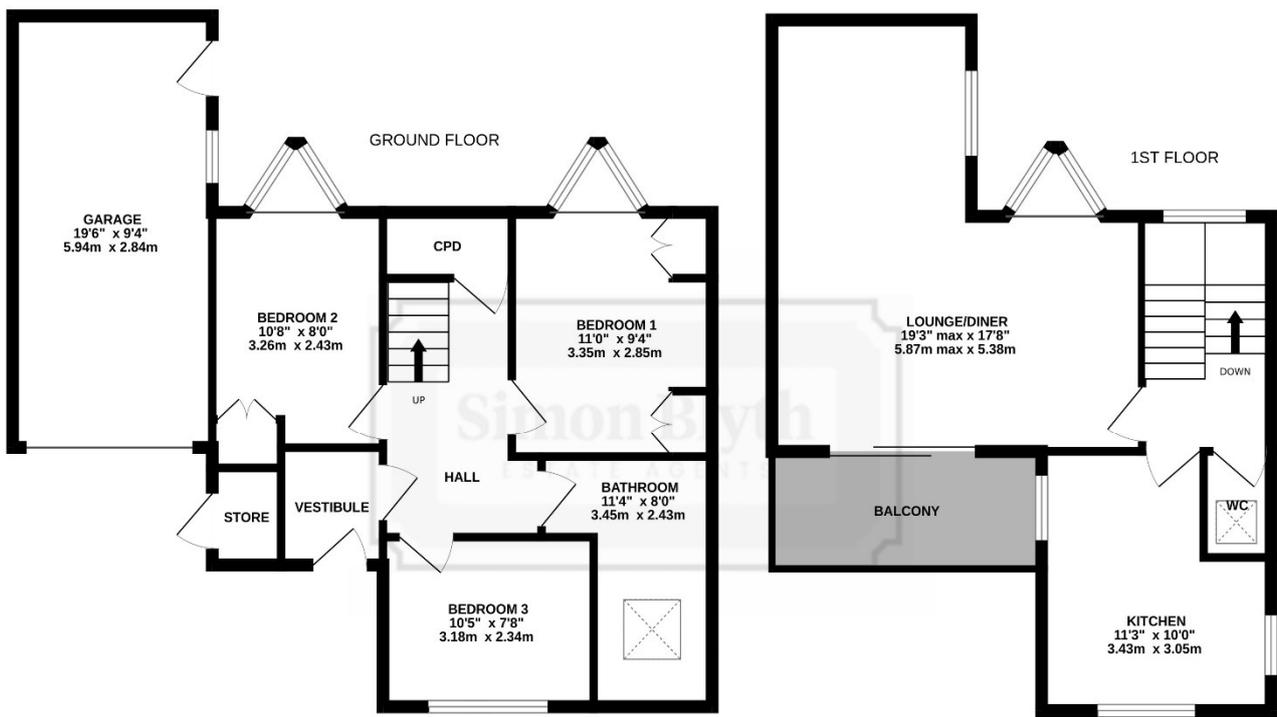




**2 Aimbry Court, Kaye Lane, Almondbury, HD5 8XP**



AIMBRY COURT

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## PROPERTY DESCRIPTION

Available with vacant possession and no onward chain and situated in a courtyard style cul-de-sac development is this individual home constructed in stone and brick beneath a tiled roof and providing accommodation arranged over two floors.

The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor entrance vestibule, entrance hall, three double bedrooms and four-piece bathroom. To the first floor a landing leads to a w.c, fitted kitchen and a large living/dining room with views across to Woodsome and flooded with natural light from a uPVC double glazed splay bay window, uPVC double glazed window and sliding patio doors which give access to a balcony. Externally there is a parking space on the flagged area adjacent to the garage for number 5 together with a garage.

To the rear of the property there is an enclosed low maintenance garden which has recently been upgraded to include new fencing and an Indian stone flagged area. The property is located a short walk from the shops within Almondbury village centre.

**Offers Around £315,000**

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## GROUND FLOOR

### ENTRANCE VESTIBULE

*Measurements- 6'6" x 5'2"*

With composite panelled and double-glazed door, tiled floor, wall light point, cloaks rail, central heating radiator and from here a timber and glazed door opens into the hallway.

### ENTRANCE HALL

With central heating radiator and a spindled return staircase rising to the first floor with useful storage cupboard beneath. To the half landing there is a uPVC double glazed window which provides light to both the hallway and first floor landing. From the hallway access can be gained to the following rooms: -



### **BEDROOM ONE**

*Measurements- 11'0" x 9'4"*

This has a uPVC double glazed splay bay window looking out over the rear garden, there is a ceiling light point, central heating radiator and fitted Louvre door wardrobes and cupboards.



### **BEDROOM TWO**

*Measurements- 10'8" x 8'8"*

With uPVC double glazed splay bay window looking out over the rear garden, and there is a ceiling light point, central heating radiator and Louvre door wardrobe with cupboard over.



### **BEDROOM THREE**

*Measurements- 10'5" x 7'8"*  
With a uPVC double glazed window looking out over the cul-de-sac and having a ceiling light point and central heating radiator.



### **BATHROOM**

*Measurements- 11'4" x 8'0" maximum*  
With a frosted uPVC double glazed window, Velux double glazed window, part tiled walls, inset ceiling spotlights, central heating radiator and fitted with a suite comprising panelled bath, pedestal wash basin, low flush w.c. and shower cubicle with Mira shower fitting.



## FIRST FLOOR

### LANDING

With a ceiling light point, loft access and central heating radiator. From the landing access can be gained to the following rooms: -

### W.C

*Measurements- 4'9" x 3'2"*

With a Velux double glazed window, ceiling light point, central heating radiator and fitted with a suite comprising handwash basin with tiled splashback and low flush w.c.

### KITCHEN

*Measurements- 11'3" x 10'0"*

With uPVC double glazed windows to three elevations, ceiling light point, central heating radiator and fitted with a range of base and wall cupboards, drawers, overlying worktops with tiled splashbacks, inset one and half bowl single drainer sink with chrome mixer tap, four ring Neff electric hob with extractor hood over, Neff electric double oven, integrated fridge and integrated freezer.



## LIVING/DINING ROOM

Measurements- 17'8" x 19'3"

A lovely living space flooded with natural light from uPVC double glazed sliding patio door to the front elevation which opens onto a balcony. There is a uPVC double glazed splay bay window to the rear elevation and uPVC double glazed window to one side. There is ceiling coving, central heating radiator with period style cover and as the main focal point of the room there is a fireplace with pine surround, floral tiled inset and home to a coal effect gas fire resting on a floral tiled hearth.



## OUTSIDE

### PARKING

There is a parking space on the flagged area to the side of the garage for number 5 together with integral garage.

### GARAGE

*Measurements- 19'6" x 9'4"*

Has an up and over door, timber and glazed door giving access to the rear garden, ceiling light point, plumbing for automatic washing machine, cold water tap and a wall mounted Worcester gas fired central heating boiler.

### GARDENS

To the front of the property there is a flagged pathway with two steps rising to the front door, to the side of the entrance to the garage a store with timber door whilst to the rear there is completely enclosed garden offering excellent privacy and accessed from the garage this has recently had new timber fencing and Indian stone flagged patio.





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## **ADDITIONAL INFORMATION**

Central heating-The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Tenure- Freehold

Council tax band – B

Directions- Using satellite navigation enter the postcode HD5 8XP

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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