12 Kilburn Close, Almondbury, Huddersfield, HD5 8LH

£220,000

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This immaculately presented 3 bedroom semi-detached property enjoys a cul-de-sac location and would make an ideal purchase for a first time buyer, professional couple or young family alike.

Presenting well maintained accommodation which is ready to move into, with little or no expense. The accommodation briefly comprises:- entrance hall, open plan lounge/dining area, fitted kitchen, first floor landing, three bedrooms and modern shower room.

The property also provides built-in storage, a gas-fired central heating system and uPVC double glazing. Externally there is a driveway providing off road parking and low maintenance gardens to both front and rear.

An internal viewing is strongly encouraged to appreciate the position and potential this property has to offer.

GROUND FLOOR:

Entrance Hall

A modern composite door gives access to the entrance hall which has a staircase rising to the first floor and a central heating radiator.

Kitchen

7'3" x 9'3" (2.21m x 2.82m)

The kitchen has a range of wall and base units with working surfaces over and sink unit, integrated appliances include gas hob, oven, extractor fan, space and plumbing for a washing machine and space for a dishwasher. There is also space for a tall fridge freezer, laminate flooring and a uPVC double glazed window to the rear which looks over the rear garden.

Lounge Area

15'5" x 11'8" (4.70m x 3.56m)

This spacious open plan lounge with dining area runs the full length of the property 25ft and has a uPVC double glazed window to the front and a central heating radiator.

Dining Area

9'7" x 7'5" (2.92m x 2.26m)

The dining area has a central heating radiator and access to an under stair store cupboard. Sliding patio doors lead out onto the rear decking.

FIRST FLOOR:

Landing

The landing has access to the partially boarded loft and has a built-in cupboard which houses the central heating boiler.

Bedroom 1

13'10" x 8'5" (4.22m x 2.57m)

This double room is situated to the front and has a central heating radiator and a uPVC double glazed window.

Bedroom 2

10'9" x 8'5" (3.28m x 2.57m)

This second double room has a central heating radiator and a uPVC double glazed window to the rear which enjoys distant views.

Bedroom 3

7'6" x 6'2" (2.29m x 1.88m)

This comfortable single bedroom has a central heating radiator and a uPVC double glazed window.

Shower Room

Furnished with a low flush WC, hand wash basin, walk-in shower with glass screen, overhead rainfall shower head and separate hand shower, tiled walls, chrome ladder style radiator, extractor fan and a uPVC double glazed window.

OUTSIDE:

There is a tarmac driveway to the side which provides off road parking. A timber gate provides access to the rear garden, which has timber decking, this can also be accessed from the patio doors and provides an ideal spot for al-fresco dining. A shed provides useful storage and the property has external lighting. Timber steps lead down from the decking to a section of artificial grass which provides an additional private seating area.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through Aspley. At the first set of traffic lights, bear right into Somerset Road before taking the third right turn into Martin Bank Wood. Continue along this road and turn right onto Kilburn Close.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

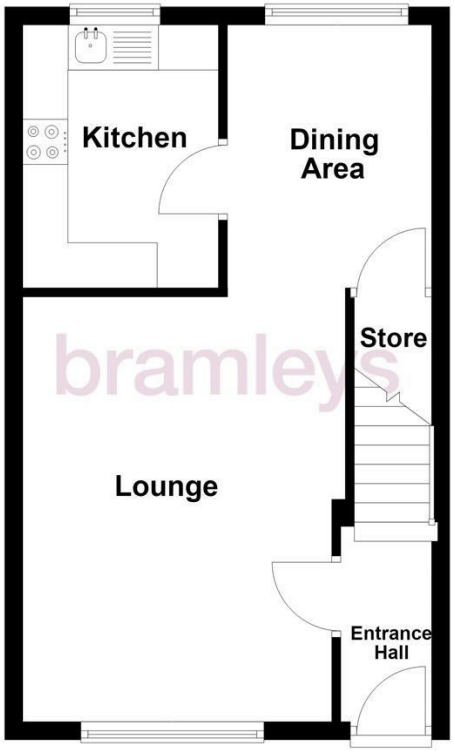
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

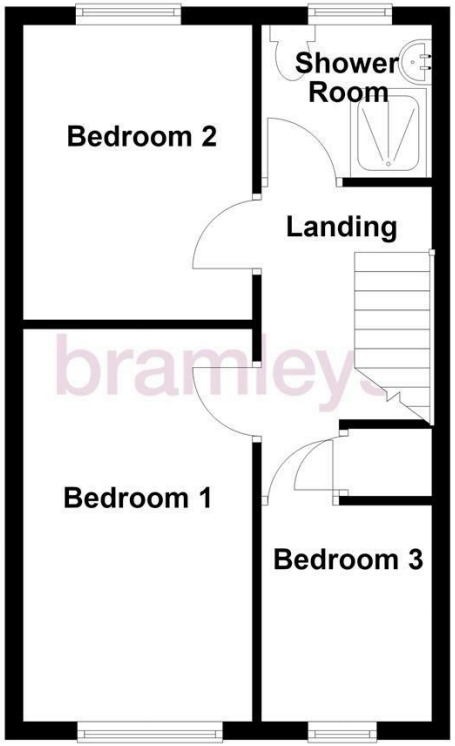
VIEWINGS:

Please call our office to book a viewing on 01484 530361.

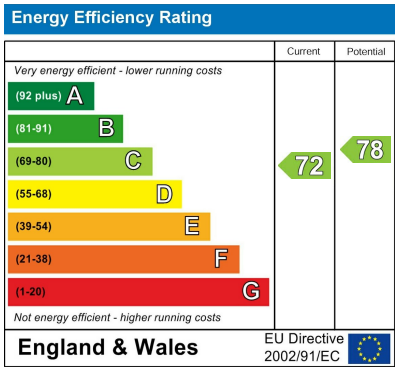
Ground Floor



First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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