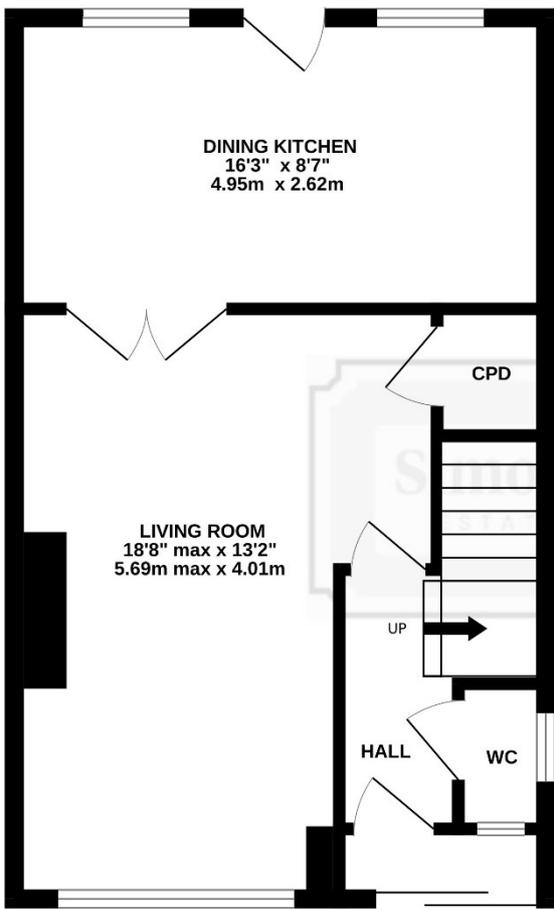


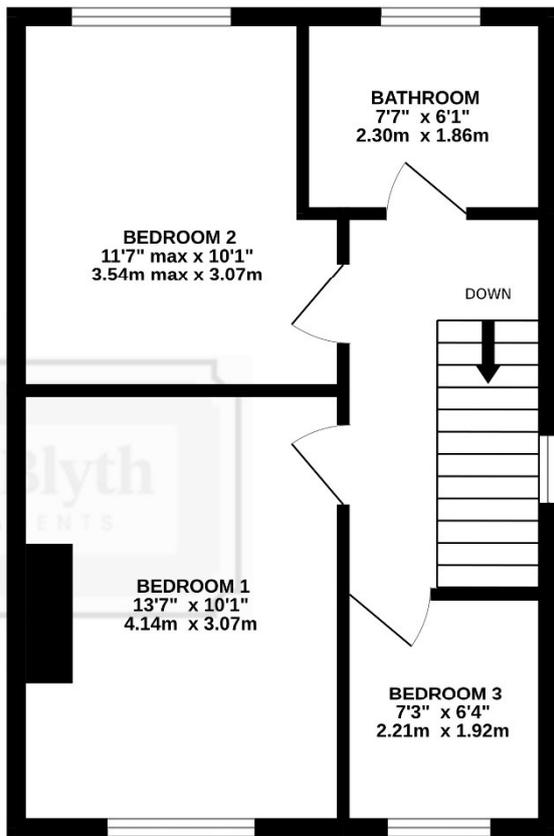


89 Kirkwood Drive, Lindley, Huddersfield, HD3 3WJ

GROUND FLOOR



1ST FLOOR



KIRKWOOD DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Available with no upward chain, an immaculately presented and tastefully appointed three-bedroom semi-detached house located within this ever-popular residential area close to Lindley's varied amenities including shops, restaurants, bars, good local schools and just a short drive from junctions 23 and 24 of the M62 motorway.

The property is ideal for a young family and has accommodation which is served by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor entrance vestibule, entrance hall, downstairs w.c, living room and dining kitchen. First floor landing leading to three bedrooms and bathroom. Externally there are gardens laid out to front and rear together with a garage at the foot of the rear garden.

Offers Around £260,000

GROUND FLOOR

ENTRANCE VESTIBULE

With a sliding uPVC double glazed door with adjacent uPVC double glazed window, there is a wall light point, tiled floor and from here a composite panelled and double-glazed door opens into the entrance hall.

ENTRANCE HALL

With click laminate tile effect flooring which continues through into the downstairs w.c. There is a ceiling light point, central heating radiator, to one side a staircase rises to the first floor and at the far end of the hallway an oak veneered and bevelled glass door opens into the living room.



LIVING ROOM

Measurements- 18'8" x 13'2" maximum

As the dimensions indicate this is a generously proportioned and comfortable reception room which has uPVC diamond leaded double glazed windows looking out over the garden, there is a ceiling light point, ceiling coving, two central heating radiators, a useful storage cupboard located beneath the staircase and as the main focal point of the room there is a feature fireplace with oak surround with conglomerate marble inset together with a coal effect gas fire and resting on a conglomerate marble hearth. To the rear of the living room twin oak panelled and bevelled glass doors give access to the dining kitchen.



DINING KITCHEN

Measurements- 16'3" x 8'7"

This is situated to the rear of the property and has two uPVC double glazed windows together with a central frosted uPVC double glazed door all of which provide an abundance of natural light. There are two ceiling light points, click laminate tile effect flooring, central heating radiator and fitted with a range of ivory shaker style base and wall cupboards, drawers and pan drawers, contrasting overlying timber effect worktops with tiled splashbacks, inset one and half bowl single drainer stainless steel sink with chrome mixer tap, cupboard housing a Baxi gas fired combination central heating boiler, housing for fridge freezer, integrated washing machine, integrated slim line dishwasher and with a free standing cooker with four ring gas hob and electric double oven with stainless steel extractor hood over.



DOWNSTAIRS WC

Measurements – 4'5" x 2'6"

This is accessed off the hallway and has a ceiling light point, frosted uPVC double glazed window, tiled walls to dado height, click laminate tile effect flooring, chrome ladder style heated towel rail and fitted with a suite comprising wall hung handwash basin with chrome monobloc tap and low flush WC.

FIRST FLOOR LANDING

With a frosted and leaded uPVC double glazed window to the gable, ceiling light point, loft access and from the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 13'9" x 9'8"

A double room with diamond leaded uPVC double glazed window looking out over the front garden, there is a ceiling light point and central heating radiator.



BEDROOM TWO

Measurements- 11'2" x 9'9" maximum

A double room with a uPVC double glazed window looking out over the rear garden, there is a ceiling light point and central heating radiator.



BEDROOM THREE

Measurements- 7'2" x 6'0"

This is situated adjacent to bedroom one and has diamond leaded uPVC double glazed window enjoying a similar aspect together with a ceiling light point and central heating radiator.



BATHROOM

Measurements- 7'4" x 5'9"

With ceiling light point, frosted uPVC double glazed window, floor to ceiling tiled walls, LVT tile effect flooring, shaver socket, large ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush WC and panelled bath with curved shower screen and a Grohe chrome shower fitting over.



OUTSIDE

PARKING

To the rear of the property and accessed from Birkdale Avenue there is a garage block of four with the property owning the garage immediately to the rear of the house with a black up and over door.

GARAGE

Measurements- 17'8" x 8'5"
With power and light.



GARDENS

To the front of the property there is a lawned garden together with a flagged pathway giving access to the main entrance and bordered by flowers and shrubs. To the right-hand side there is a timber hand gate which opens onto a flagged pathway with a gravel and crushed blue slate border and this gives access to the rear. The rear garden enjoys a southerly aspect and has a flagged patio, outside cold water tap, lawned garden, rockery, crushed blue slate pathway and a further flagged area to the top left-hand corner bordering the garage and with timber fencing providing privacy.



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 – C

Directions- Using satellite navigation enter the postcode HD3 3WJ

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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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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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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