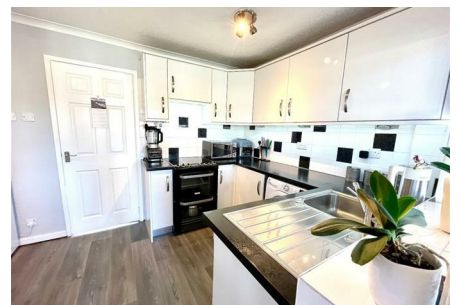




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 108 Kinder Avenue, Huddersfield, HD4 5XD

**Asking Price £155,000**

\* A CREDIT TO THE CURRENT OWNER\* Nestled in the popular residential location of Kinder Avenue in Cowlersley with onward views, is this delightful, two bedroom terraced property which was built in the late 1970s/early 1980's. This property exudes charm and warmth, offering a cosy retreat for its future owners. As you step inside, you are greeted by an inviting reception room which is perfect for entertaining guests or simply unwinding after a long day. The modern kitchen boasts all the amenities needed and opens onto the delightful conservatory, there is a newly fitted shower room adds a touch of luxury to your daily routine. Externally, the property features gardens both to the front and rear, providing a lovely outdoor space to enjoy a cup of tea on a sunny day. With off-road parking available for one vehicle, convenience is at your doorstep. This terraced property offers a perfect blend of comfort, style, and practicality. Whether you're looking for a starter home, a cosy downsizing option or a buy to let investment, this property has it all. Don't miss the opportunity to make this house your own! Call ADM Residential today on 01484 644555 to arrange your viewing appointment \*VIRTUAL VIEWING AVAILABLE SOON\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### ENTRANCE COMPOSITE DOOR

Recently fitted, composite entrance door leads into the lounge with open staircase which rises to the first floor landing:

### LOUNGE 13'1" x 12'7" (3.99 x 3.84)



Well appointed, neutrally decorated lounge with uPVC double glazed window overlooking the front garden allowing an abundance of natural light to fill the room and open staircase leading to the first floor landing. Featuring T.V point, telephone point and wall mounted double panelled gas central heating radiator. Door leads to:

### KITCHEN 12'6" x 8'6" (3.81 x 2.59)



To the rear of the property is this modern kitchen with twin uPVC double glazed window and uPVC door leading into the conservatory. Featuring a matching range of base and wall mounted units in high gloss White with under counter LED lighting and chrome effect fittings, contrasting roll edged working surfaces with complimentary tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. There is a cooker point, plumbing for automatic washing machine and dishwasher and space for a fridge freezer. Finished with coved ceiling, wood effect vinyl flooring and a wall mounted double panelled gas central heated radiator:

### CONSERVATORY 11'1" x 10'5" (3.38 x 3.18)



Spacious conservatory with uPVC double glazed windows and door leading out onto the rear patio garden. Finished with wood effect vinyl flooring and wall mounted double panelled gas central heated radiator:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to all rooms:

### **SHOWER ROOM 6'8" x 5'1" (2.03 x 1.55)**



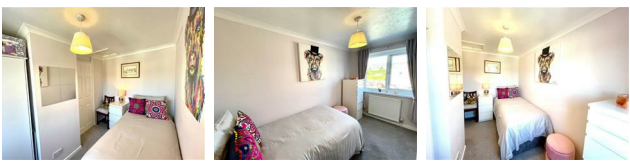
Newly fitted shower room with uPVC opaque window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings. Comprising of: double shower cubicle with mains fitted shower over and sliding glass door, hand wash vanity basin with waterfall tap and low level flush w/c. Finished with wall mounted heated towel rail and vinyl effect flooring:

### **BEDROOM ONE 11'6" x 9'8" (3.51 x 2.95)**



Good sized double bedroom which is set to the front aspect with uPVC window looking out onto countryside views. Featuring a useful walk in wardrobe. Finished with coved ceiling and wall mounted double panelled gas central heated radiator:

### **BEDROOM TWO 11'4" x 7'3" (3.45 x 2.21)**



Second bedroom with uPVC double glazed window overlooking the rear aspect featuring

access to the loft via hatch. Finished with coved ceiling and wall mounted double panelled gas central heated radiator:

### **EXTERNALLY**



Externally the property boasts pebbled garden to the front aspect with flower border and paved path with countryside views. To the rear is a low maintenance patio garden with astro-turfed area and paved pathway. This is an ideal space for bistro dining and entertaining outdoors during the summer months. There is also a useful storage shed, fenced boundaries and gated access leading to the parking area:

### **ADDITIONAL INFORMATION**

Newly fitted combi-boiler along with windows and doors. The dates of these are to be confirmed.

### **ABOUT THE AREA**

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:  
Local Schools: Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary), Colne Valley High School, Crow Lane Primary & Foundation Stage School, Bright Start Nursery And Playgroup, Oak Primary School

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

### **Council Tax Bands**

The council Tax Banding is "A"  
Please check the monthly amount on the Kirklees Council Tax Website.

### **Tenure**

This property is Freehold.

### **Key Facts for Buyers**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3756954](https://sprift.com/dashboard/property-report/?access_report_id=3756954)

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8423-7229-5569-8575-2922>

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

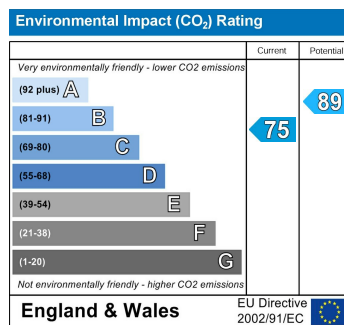
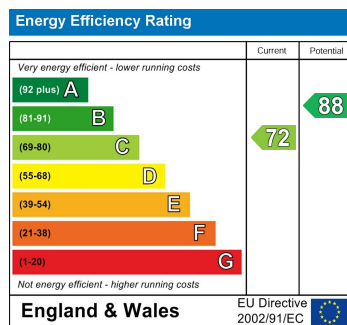
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### Energy Efficiency Graph



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