



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



**13 Kirkstone Avenue, Huddersfield, HD5 9EL**

**Best Offers Over £125,000**

**\*SOLD\* \*COMPLETED BY ADM RESIDENTIAL \* "VIRTUAL VIEWINGS ARE AVAILABLE" \*\*VIEWINGS ARE HIGHLY RECOMMENDED\*\*** A fantastic opportunity to purchase this three bedroomed semi-detached property with gardens to front and rear with driveway and detached garage. Situated in this very popular residential area of Dalton, located close to all local amenities, shops and good transport links to Huddersfield Town Centre and motorway network to M62 Leeds and Manchester. The property benefits from double glazing and a central heating system, briefly comprises of: Entrance hall, spacious lounge and separate dining room, kitchen with pantry. To the first floor landing: three good sized bedrooms and a house bathroom. Externally there are gardens to front and rear with a long driveway leading to single detached garage providing ample off road parking. Viewing is highly recommended to appreciate this generous accommodation on offer, it's a perfect purchase for a starter home or small family. Call ADM Residential today! 01484 644555

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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[www.admresidential.co.uk](http://www.admresidential.co.uk)



### UPVC ENTRANCE DOOR

A uPVC door leads to:

### RECEPTION HALLWAY



A reception hallway with staircase leading to the first floor landing, wall mounted radiator, doors leading to:

### LOUNGE 14'9 x 11'7 (4.50m x 3.53m)



A very spacious lounge with uPVC windows to the front aspect, featuring a modern fire surround with inset fire, coved ceiling, wall mounted lighting and gas central heated radiator. French doors leading to the dining room:

### DINING ROOM 10'1 x 8'5 (3.07m x 2.57m)



A dining room with uPVC window to rear aspect, having ample space for dining table and chairs, wall gas mounted central heated radiator:

### KITCHEN 10'4 x 7'3 (3.15m x 2.13m.0.91m)



The kitchen is set to the rear aspect with Upvc window overlooking the rear garden, featuring a matching range of base and wall mounted units in Alpine wood effect with contrasting rolled edged laminated working surfaces, tiled splash backs and an inset acrylic sink unit and mixer tap. There is a cooker point, plumbing for a washing machine and under unit boiler system. Finished with vinyl flooring and doors lead to:

### TO THE FIRST FLOOR LANDING

A staircase rises to the first floor landing with Upvc window to side aspect, access to a loft hatch, doors leading to:

#### **BATHROOM 6'3 x 5'4 (1.91m x 1.63m)**



A partly tiled house bathroom with Upvc window to rear elevation, featuring a colored three piece bathroom suite with chrome effect fittings. Comprises of:- panelled bath with an electric shower unit over, hand wash pedestal and low level flush w/c. Finished with chrome effect fittings and vinyl flooring:

#### **BEDROOM ONE 12'4 x 9'3 (3.76m x 2.82m)**



A large double bedroom with uPVC window to the front aspect, featuring fitted wardrobes to one wall and a wall mounted gas central heated radiator:

#### **BEDROOM TWO 12'3 x 8'7 (3.73m x 2.62m)**



A second double bedroom with uPVC window to the rear aspect and wall mounted gas central heated radiator:

#### **BEDROOM THREE 9'4 x 7'5 (2.84m x 2.26m)**



A third bedroom with uPVC window to front aspect, bulk head storage and wall mounted gas central heated radiator:

## GARAGE



The property offers a single detached garage with up and over door:

## EXTERNALLY



The property boasts low maintenance garden to front, a large driveway to side aspect which leads to a single detached garage. To the rear is a mainly lawned area with fenced boundaries, paved steps and small flagged area:

## Further Photos

### ABOUT THE AREA

Local Area Information: Dalton Primary School Huddersfield, Dalton Junior, Infant and Nursery School, Netherhall Learning Campus.

Local bus numbers are '370', '371' and '372'

### ABOUT THE VIEWINGS

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

Tel-01484 644555

Mobile Number 07780446202

Email - sales@admresidential.co.uk

### 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.

### Council Tax Bands

The council Tax Banding is "B"

Approx amount per month is TBC

### 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. 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.

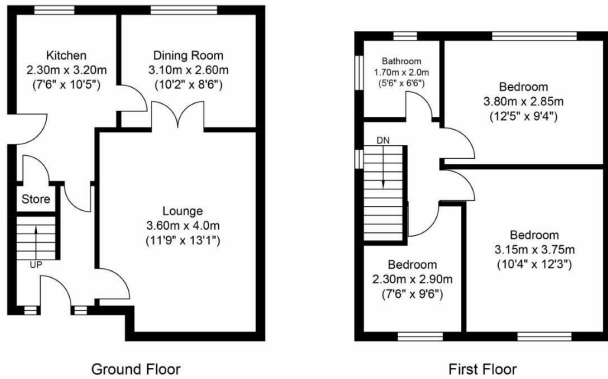
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Tenure

The property is Leasehold.

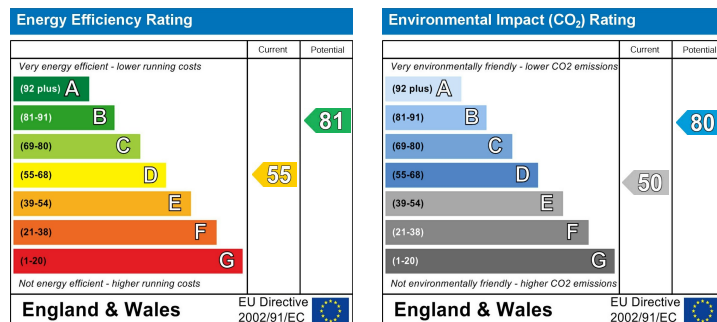
999 Year lease - £15.00 per annum.

## Floor Plan



Kirkstone Avenue, Huddersfield, HD5 9EL  
 Approx Gross Internal Floor Area of House 75.38 sq. m. (811.38 sq. ft)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

## Energy Efficiency Graph



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