



## 11 Kildale Grove, Redcar, TS10 5DL Offers in excess of £100,000

Goodmove present this exciting refurbishment opportunity on Arnold Avenue, Huddersfield.

Located in the popular area of Birkby close to the town centre with a good range of local amenities and access to the M62 for commuters. Huddersfield University and Ofsted good/outstanding rated middle and infant school around the area.

On the ground floor, the property features a spacious reception room to the front, along with a second reception room providing additional living or dining space. To the rear, a large kitchen/diner stretches the width of the property with direct access to the rear porch. A convenient WC and useful store room are also located off the central corridor.

The first floor comprises of three bedrooms, including two well-sized doubles and a third bedroom, a family bathroom and central landing complete this level.

The second floor boasts a generous attic room, offering excellent potential for a variety of uses such as a home office, studio, or additional bedroom (subject to any necessary consents).

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.

**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

