Peter David Properties Ltd

Residential Sales and Lettings

28 Kaye Lane

Almondbury, Huddersfield, HD5 8XP

Offers in the region of £239,950

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Entrance Hallway
Enter via a composite door into the carpeted hallway. Access to all bedrooms, kitchen/diner, living room and bathroom.

Living Room
To the front of the property is this spacious living room with a marble fireplace housing a flame effect gas fire. PVCu window to front aspect.

Kitchen/Diner
To the rear is this large kitchen/diner providing matching wall and base units, vinyl flooring and laminate worksurfaces. Appliances comprise of a free standing double gas oven with a gas hob, an extractor and a 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear garden. There are two free standing spaces for appliances, one with plumbing for a washing machine. A spacious dining area with a breakfast bar and ample room for a family dining table. PVCu window to side aspect and a composite door leads into a PVCu porch.

Porch
A useful side porch with wood flooring and a further composite door leading out to the driveway.

Bedroom One
To the front of the property is this large double bedroom with fitted wardrobes across one wall. PVCu window to front aspect.

Bedroom Two
A second double bedroom with PVCu window to rear aspect.

House Bathroom
A modern and fully tiled house bathroom with vinyl flooring. Comprising of a WC, a wash basin, a bath with hand held shower attachment and a large walk in shower with glass panels, sliding doors and a rain head shower. Benefiting from a modern chrome towel rail and an illuminated glass cabinet. PVCu privacy window to rear.

Exterior
To the rear of the property is an enclosed garden with a lawn and a large paved patio area. There is a large summerhouse with electrics which could be used for a variety of purposes (office, beauty room) and an outhouse (which could be used as a workshop or storage). To the front are herbaceous borders, a raised gravelled and paved decorative bed and a resin driveway (parking for four cars) leading to a single detached garage.

Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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.

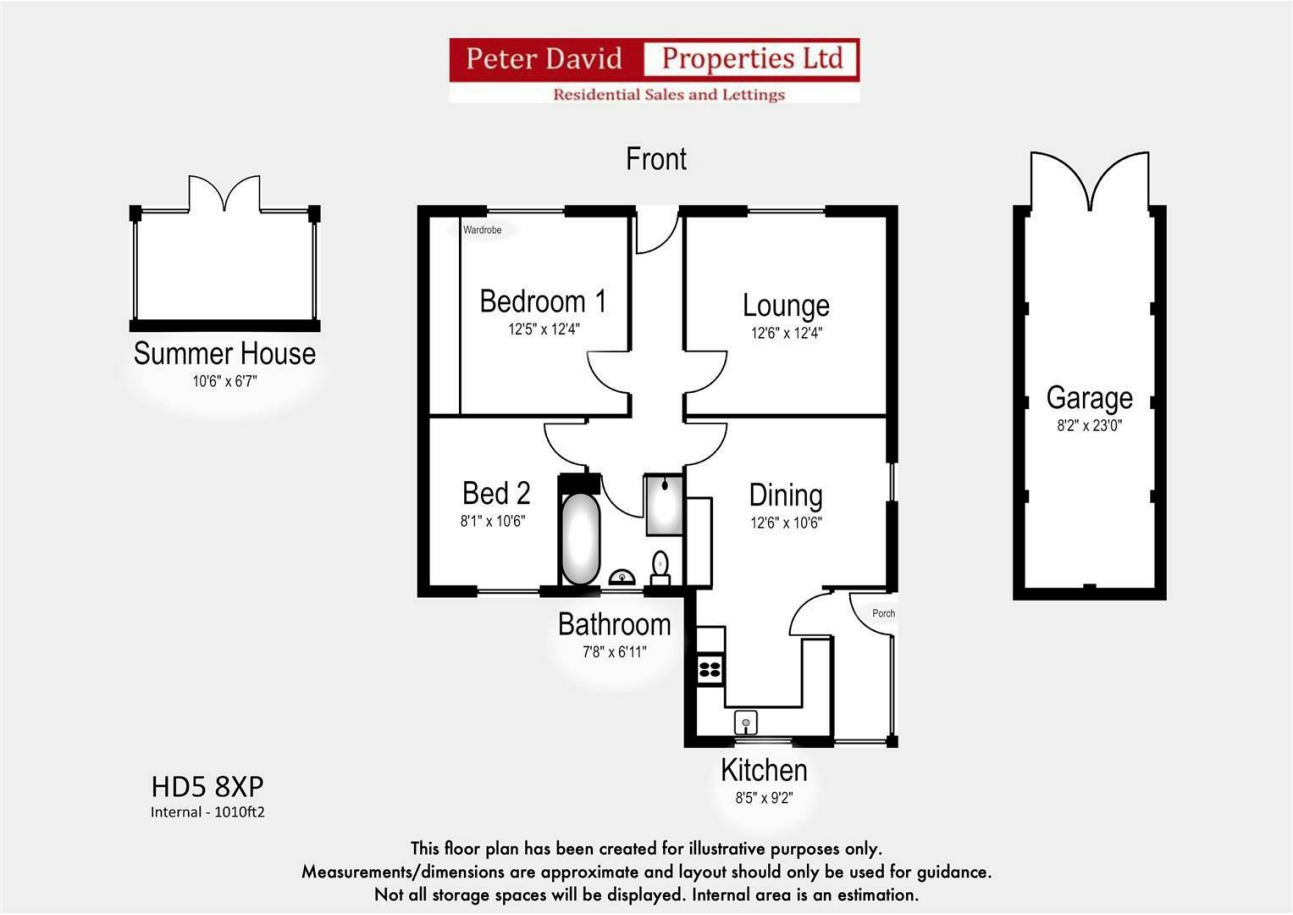
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

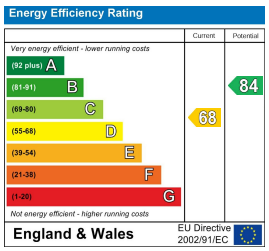
Floor Plan

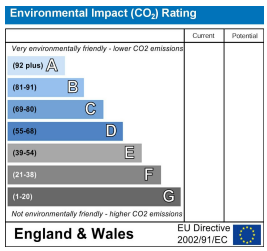


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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