

Peter David

Properties Ltd

Residential Sales and Lettings



## 20 Kilburn Close

Almondbury, Huddersfield, HD5 8LH

Offers in the region of £230,000



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## Ground Floor -

### Entrance Hallway

Enter the property via a brand new Gardinia composite door into the entrance hallway. Adorned with tiled flooring, the hallway gives access to the living room and stairs rise to the first floor accommodation.

### Living Room

A well appointed living room with ample space for all the required furniture. To the front aspect, a brand new Gardinia PVCu window allows natural light to flow through. Double wooden French doors lead into the kitchen/diner.

### Open Plan Kitchen/Diner

A spacious kitchen/diner adorned with tiled flooring, comprising of oak fronted matching wall and base units, tiled splash backs, laminate work surfaces and a ceramic sink and drainer. Integrated appliances comprise of a under counter fridge, a gas & electric fan assisted oven, a 5-ring gas hob and an extractor fan. There is also space for two freestanding appliances including plumbing for a washing machine and a dishwasher. There is the added benefit of a spacious under stairs storage cupboard perfect for storing all household essentials. PVCu sliding doors provide access into the conservatory.

### Conservatory

A light and airy conservatory with PVCu windows to two sides and PVCu French doors leading out to the rear garden. There is a fantastic wood burning stove enhancing the cosy atmosphere.

## First Floor -

## Landing

The landing provides access to all the bedrooms, the house bathroom and an airing cupboard. Additionally, there is a loft hatch providing direct access to a boarded loft with lighting and electrics.

### Master Bedroom

A generously proportioned double bedroom with Gardinia PVCu windows to the front elevation.

### Bedroom Two

A second double bedroom with a PVCu window to the rear elevation providing gorgeous views.

### Bedroom Three

A good-sized single bedroom with a Gardinia PVCu window to the front elevation.

### House Bathroom

A fully tiled house bathroom comprising of a WC, a wash basin and a bath with an overhead shower and a glass screen. There is a PVCu privacy window to the rear.

### Exterior

Externally, the property boasts a serene rear garden offering a private setting perfect for relaxing or entertaining guests, featuring two ponds, artificial lawn and a privet hedge. There is also an outdoor tap and socket. To the front of the property is a paved pathway to the front door, decorative gravel and mature trees and shrubs. To the side of the property is a shared driveway providing off road parking for three cars!

## 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



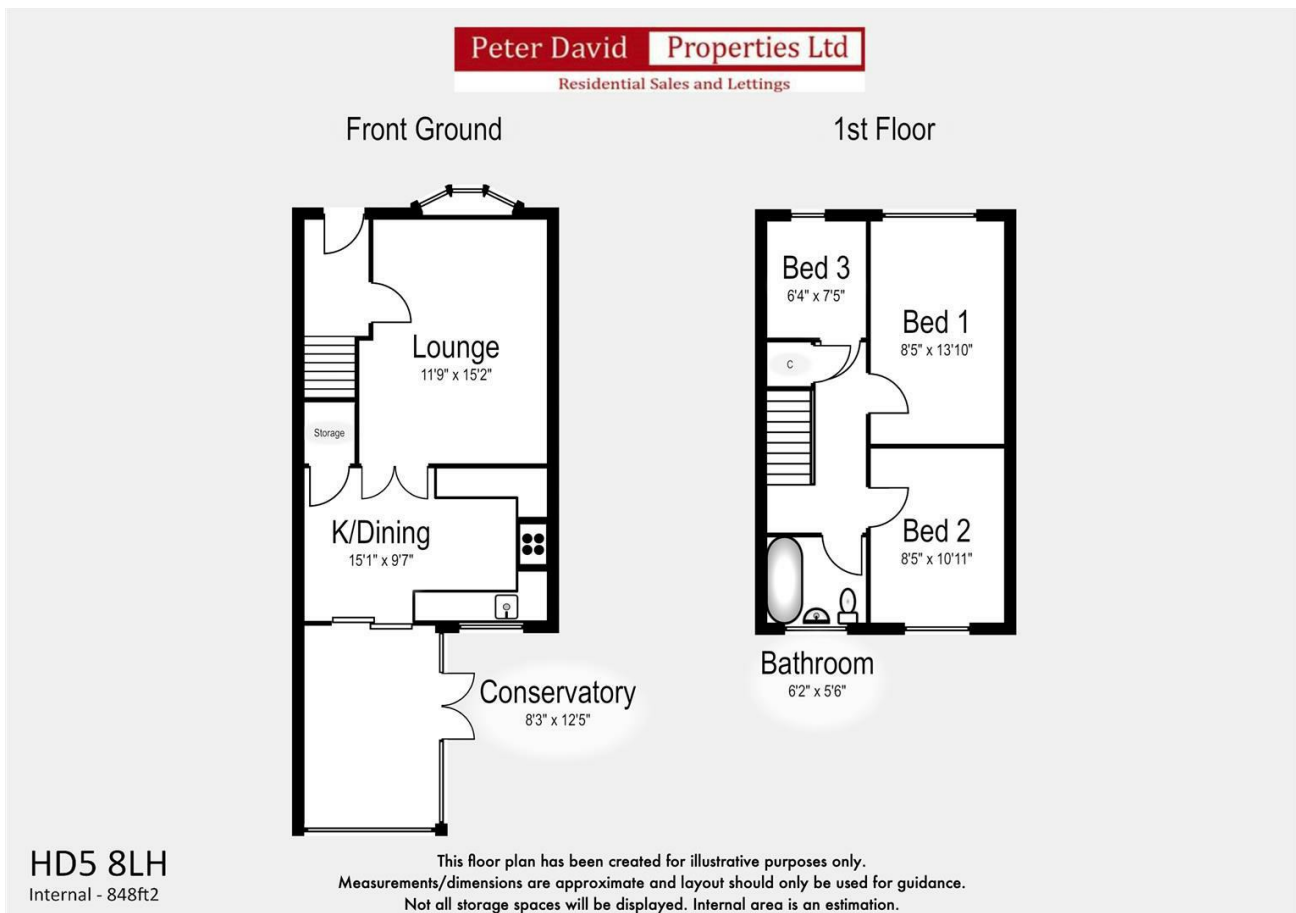
## Hybrid Map



## Terrain Map



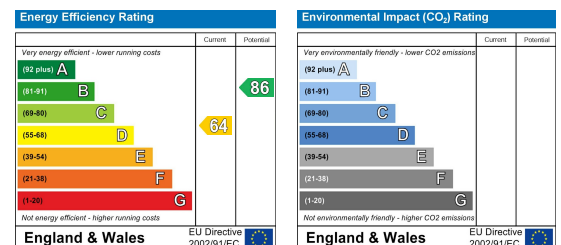
## Floor Plan



## 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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