



112b Kaye Lane, Almondbury, Huddersfield, HD5 8XU

£325,000

bramleys



Situated with greenbelt fields to the rear, in this popular residential area of Almondbury. The property has gas fired central heating, uPVC double glazing and an integral single garage.

Making an ideal purchase for those looking towards retirement, but also has the scope/potential to convert and extend, to create a modern family home (subject to any required planning consents).

Situated within 1/2 mile of the village centre where most daily requirements can be satisfied. The property is being offered for sale with vacant possession upon legal completion and only by a personal inspection can one truly appreciate the size, position and quality of this detached true bungalow.

Energy Rating: TBA









## GROUND FLOOR:

Enter the property through a composite entrance door with double glazed panel.

### Entrance Hall

Fitted with a central heating radiator set behind fretwork panel and a built-in understairs store cupboard.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and wash hand basin. There is a central heating radiator and uPVC double glazed window.

### Lounge/Dining Room

26'6" x 11'3" (8.08m x 3.43m)

A most spacious through lounge with dining area. Fitted with a uPVC double glazed bay window to the front, 2 central heating radiators, 4 wall light points, dado rail décor and full width uPVC double glazed windows and doors to the rear, which provide direct access to the rear gardens.



## Kitchen

### Bedroom 1

11'9" x 11'3" (3.58m x 3.43m)

Having a range of fitted furniture including 7 door wardrobes with hanging and shelving facilities, built-in drawer units and overhead bedhead storage cupboards. There is also a central heating radiator and uPVC double glazed window.

### Bedroom 2

11'3" x 9'0" (3.43m x 2.74m)

Peacefully situated to the rear of the property, with a uPVC double glazed window and a central heating radiator.

### Bathroom

Being part tiled to the walls and furnished with a 4 piece suite comprising of a concealed flush WC, vanity wash bowl, panelled bath and a fully tiled shower cubicle. There is also a chrome ladder style central heating radiator and a uPVC double glazed window.





### Kitchen

8'8" x 8'11" (2.64m x 2.72m)

Peacefully situated to the rear of the property, having a uPVC double glazed window, matching base units with laminated work surfaces and part tiled walls. There is also a gas cooker point, inset stainless steel sink unit with mixer taps, plumbing for a washing machine and integral fridge and freezer.

### Garage

15'10" x 8'6" (4.83m x 2.59m)

With an up and over door, power/light points and an internal access door to the entrance hall.

### OUTSIDE:

To the front of the property there is a tarmacadam driveway with adjacent shaped lawned gardens with mature flowerbed borders. To the rear there is a patio, shaped lawned gardens with mature flowerbeds, shrubs and bushes. Adjoining open fields to the rear, the rear garden is fully enclosed and provides a good degree of privacy.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642). Proceed through the traffic lights at Aspley and at the next set of traffic lights take the right hand lane turning right into Somerset Road. Follow this road up into the centre of Almondbury village, bearing right onto Westgate proceed on Westgate which turns into Kaye Lane continue up Kaye Lane and the property is located on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

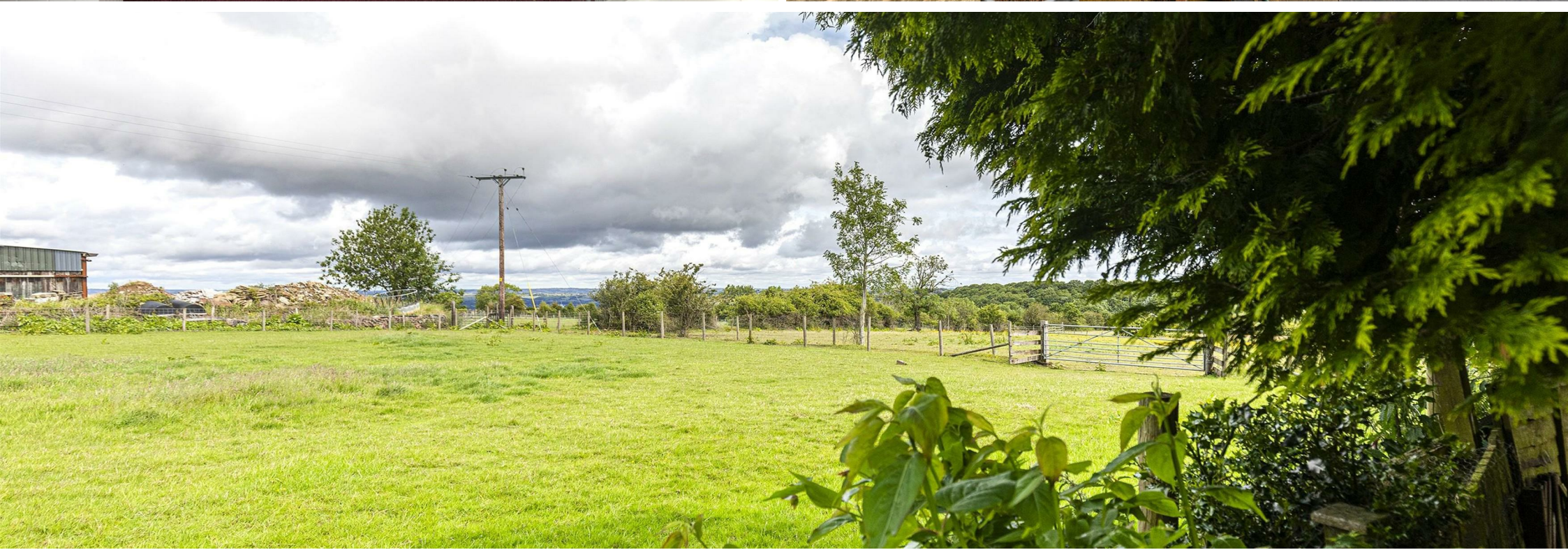
### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01484 530361.

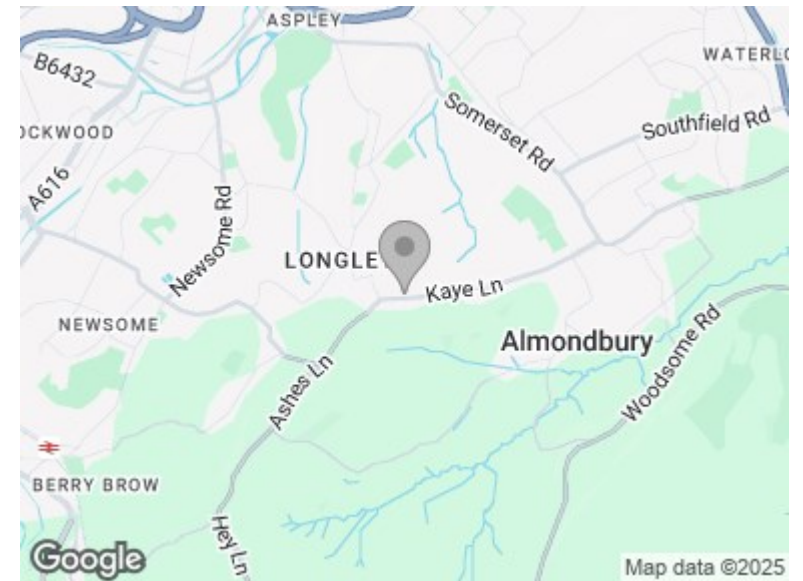
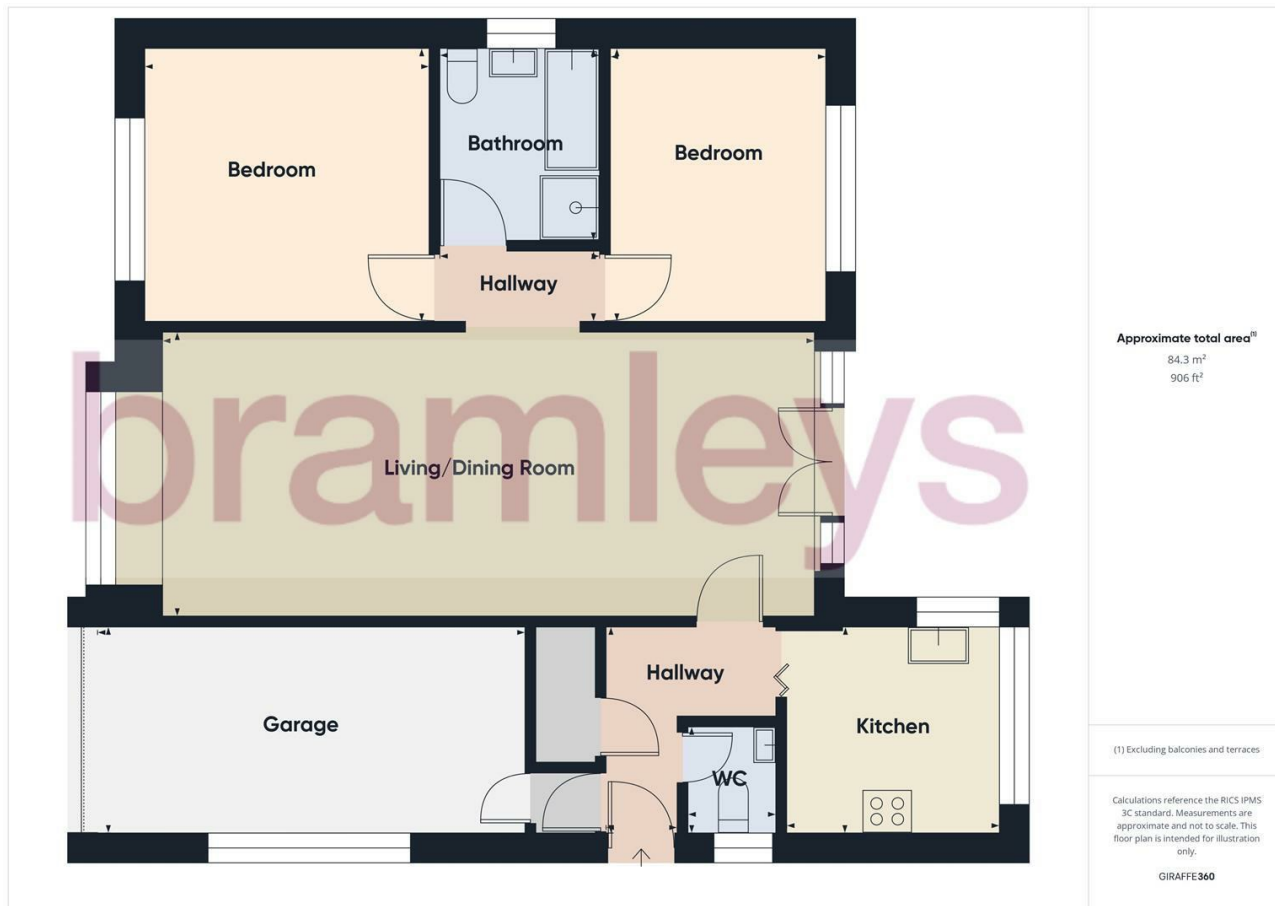








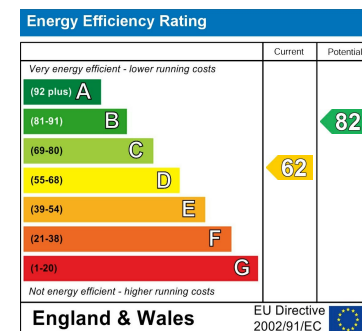




#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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