



56B Kaye Lane, Almondbury, Huddersfield, HD5 8XU
£275,000

bramleys

This stone built 3 bedroom semi-detached family home is offered for sale with NO VENDOR CHAIN & VACANT POSSESSION. Enjoying a lovely open aspect to the rear, ample off road parking, garage and gardens to front and rear. The property also provides uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, lounge, dining room, kitchen, 3 bedrooms (2 doubles 1 single) and three piece bathroom. Situated in this sought after area of Almondbury, where an array of local amenities can be found in the village, including well renowned local schooling, the property would make an ideal purchase for the young and growing family.

Energy Rating: E



GROUND FLOOR:

Entrance Hall

An entrance door gives access to the hallway which has a central heating radiator.

Lounge

13'4 max into bay x 12'6 (4.06m max into bay x 3.81m)

The lounge has a fireplace surround with gas fire, a central heating radiator and a uPVC double glazed bay window.

Dining Room

12'8 x 12'0 (3.86m x 3.66m)

The dining room has a tiled fireplace surround with electric fire, a central heating radiator and uPVC French doors to the rear.

Side Entrance

Having an external uPVC door and access to a useful under stair store.

Kitchen

13'0 x 6'0 (3.96m x 1.83m)

The kitchen houses a boiler and has a range of wall and base units with working surfaces over, gas cooker point, stainless steel sink unit, space and plumbing for a washing machine and space for a tall fridge freezer. Also having a central heating radiator, uPVC double glazed window and 2 further windows.



FIRST FLOOR:

Landing

The landing has a uPVC double glazed window.

Bedroom 1

12'4 x 12'2 (3.76m x 3.71m)

Being situated to the rear of the property and taking full advantage of the rural view. This double room has a built in cupboard which houses the cylinder, has a central heating radiator, tiled fireplace surround and a uPVC double glazed window.

Bedroom 2

10'11 x 11'2 max (3.33m x 3.40m max)

This double bedroom is situated to the front and has fitted wardrobes, a central heating radiator, tiled fireplace surround and a uPVC double glazed window.

Bedroom 3

7'7 x 7'0 (2.31m x 2.13m)

This single L shaped room has a bulkhead with storage above, a central heating radiator and a uPVC double glazed window.



Bathroom

Being part tiled to the walls and having a three piece coloured suite comprising bath with shower attachment over, wc, pedestal wash hand basin, central heating radiator and a uPVC double glazed window.

OUTSIDE:

There is a lawned garden to the front with planted borders. A driveway to the side provides off road parking and leads to the detached garage which has an up and over door and internal power. The property has external security lighting, water tap and a further gated lawned garden to the rear with raised flagged patio. The rear garden houses a timber garden shed and enjoys rural distant views.

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 keep right, turning right into Somerset Road. Follow this road up into the centre of Almondbury village, bearing right onto Westgate and proceed on Westgate. This then becomes Kaye Lane, continue up Kaye Lane and the property is located on the right hand side.

TENURE:

Please note, the freehold has been bought (2024) by the property and is currently awaiting registration with land registry. Once a sale has been agreed the application with land registry will be expedited.

COUNCIL TAX BAND:

C

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.

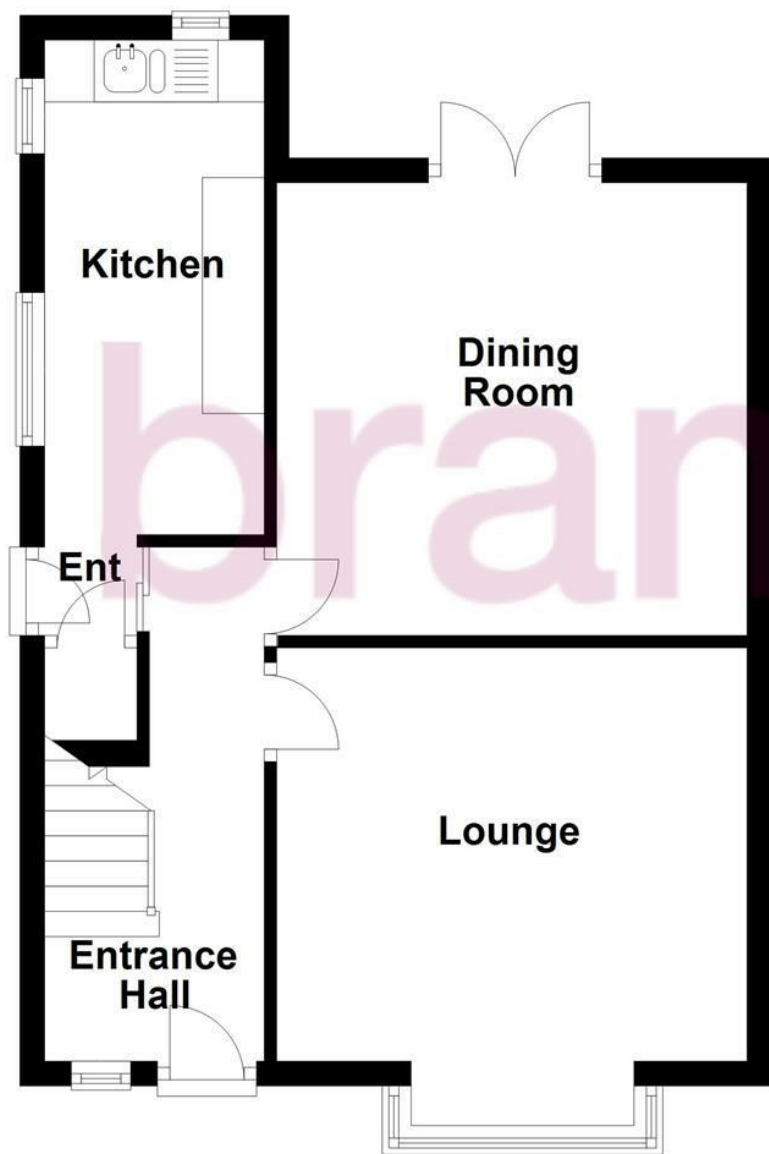
ONLINE CONVEYANCING SERVICES:

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.

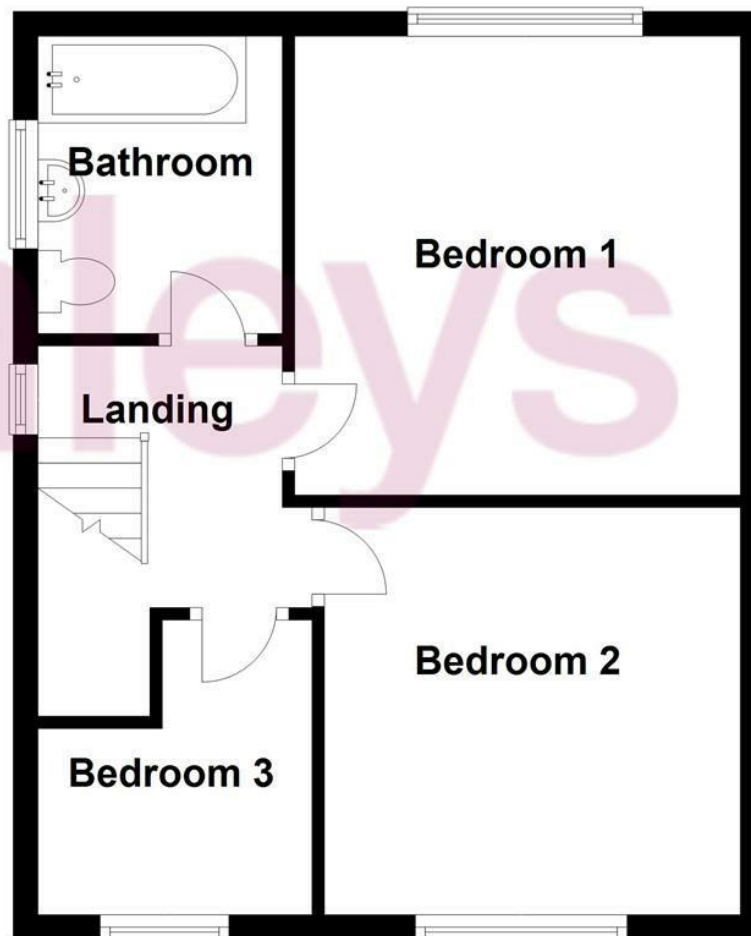




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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