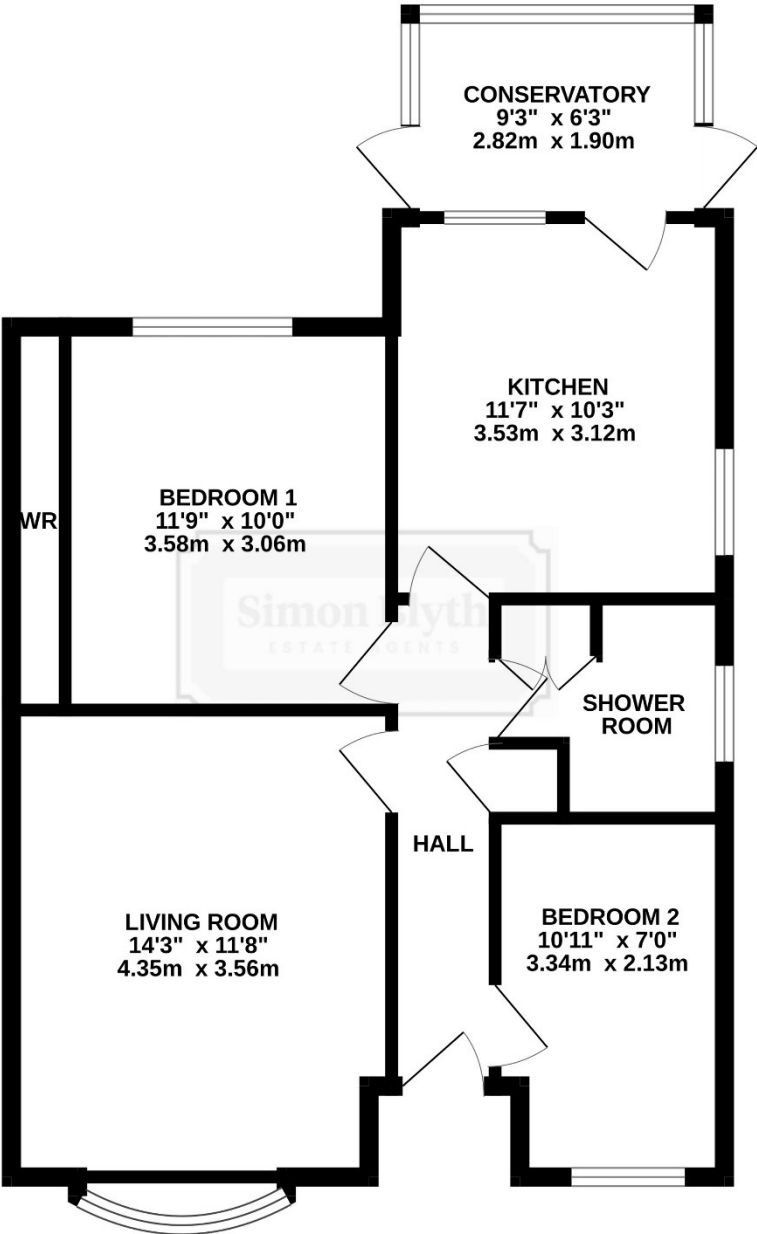




73 Kirkwood Drive, Lindley, HD3 3WH



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PROPERTY DESCRIPTION

An attractively presented semi-detached double fronted two-bedroom true bungalow, located close to Lindley's varied amenities within this desirable and popular residential area.

The bungalow stands within pleasant low maintenance gardens which have been improved by the current owners including new panelled fencing, lawn to the front and landscaping at the rear with astroturf and removal of a number of trees to allow more light. There is a gas central heating system, Everest uPVC double glazing, new floor coverings to most of the bungalow and briefly comprising entrance hall, living room, dining kitchen, conservatory, two bedrooms and bathroom. Externally there is a herringbone block paved driveway which provides off-road parking and gardens laid out to front and rear.

Offers Around £280,000

ENTRANCE HALL

This has a uPVC and frosted double glazed door, new carpet fitted in July 2026, ceiling light point, ceiling coving, central heating radiator with cover and cloaks cupboard with fitted hanging rail and loft access with a fold down timber ladder leading to a partly boarded loft with light and offering further potential to increase the living space. From the hallway access can be gained to the following rooms: -

LIVING ROOM

Measurements – 14'3" x 11'8"

This is a well-proportioned reception room situated to the front of the bungalow and having a uPVC double glazed splay window looking out across the garden. There is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a fireplace with timber surround, conglomerate marble inset and home to a coal effect gas fire which rests on a conglomerate marble hearth and new carpet fitted in July 2026.



DINING KITCHEN

Measurements – 11'7" x 10'3"

With uPVC double glazed windows to the rear and side elevations together with a uPVC and frosted double glazed door giving access to the conservatory. This bright and airy room is situated to the rear and has inset ceiling downlighters, central heating radiator, new vinyl flooring fitted in July 2026 and having a range of matt white base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset one and half bowl single drainer sink with chrome mixer tap, Bosch four ring halogen hob with extractor hood over and Hotpoint electric double oven beneath, there is an integrated washing machine, integrated fridge, integrated freezer and concealed lighting beneath the wall cupboards.



CONSERVATORY

Measurements – 9'3" x 6'3"

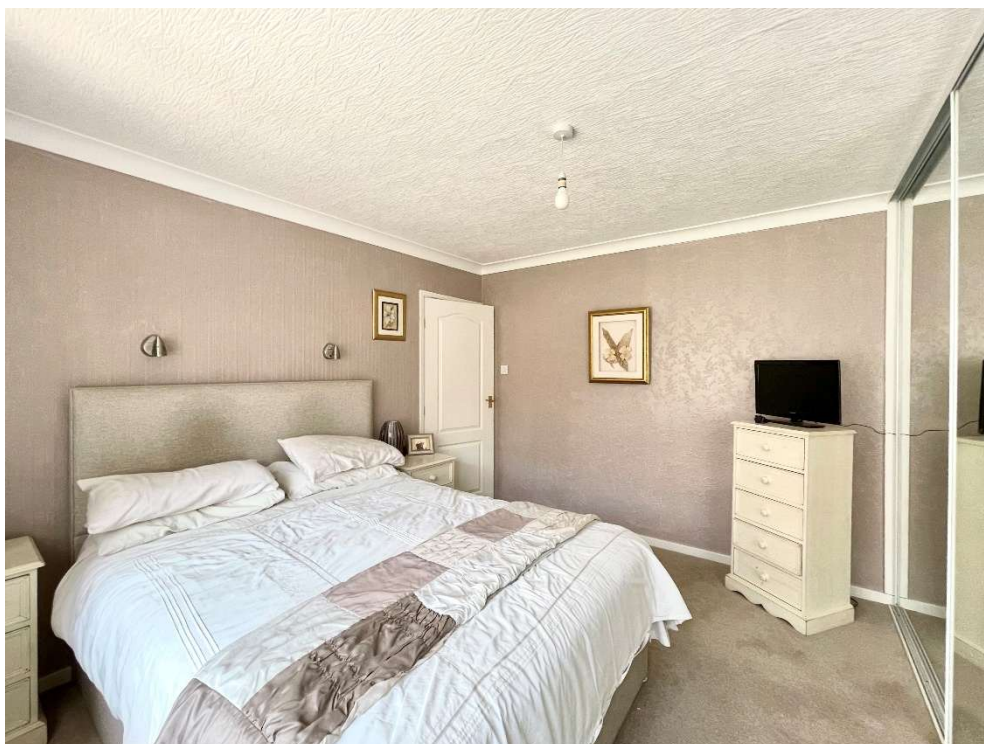
This is accessed from the dining kitchen and has uPVC double glazed windows and doors to either side. There is tile effect vinyl flooring, electric wall heater and enjoying a pleasant aspect across the garden.



BEDROOM ONE

Measurements – 11'9" x 10'0"

A double room situated to the rear of the bungalow and having a uPVC double glazed window looking out over the garden, there is a ceiling light point, ceiling coving, two wall light points, central heating radiator and to one elevation there are a bank of fitted floor to ceiling sliding door mirror wardrobes and new carpet fitted in July 2026.



BEDROOM TWO

Measurements- 10'11" x 7'0"

With a uPVC double glazed window looking out across the front garden, there is a ceiling light point, ceiling coving and central heating radiator.



BATHROOM

Measurements- 6'9" x 6'9"

With a frosted uPVC double glazed window, ceiling light point, a Louvre door linen cupboard, floor to ceiling tiled walls, central heating radiator, new vinyl flooring fitted in July 2026 and having a suite comprising pedestal wash basin, low flush w.c. and large walk-in shower with glazed side panel and Mira shower fitting.



OUTSIDE

PARKING

To the right-hand side of the bungalow there is a herringbone block paved driveway which provides off-road parking with twin wrought iron gates part way down opening onto a further herringbone block paved driveway.

GARDENS

To the front of the property there is a lawned garden which has a new fence down the left hand border which was erected in July 2026 and the rear can be accessed from the driveway where there is an outside cold water tap and wrought iron hand gate opening onto a flagged pathway where there is a large timber garden shed and beyond this there is a south westerly facing rear garden which has new fence panels installed to the left and right hand elevations completed in July 2026. There is an area of astroturf fitted in July 2026, stone crazy paved patio, gravelled area and with planted trees, flowers and shrubs.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has Everest uPVC double glazing

Tenure- Freehold

Property tenure – Freehold

Council tax band – C

Directions- Using satellite navigation enter the postcode HD3 3WH

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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