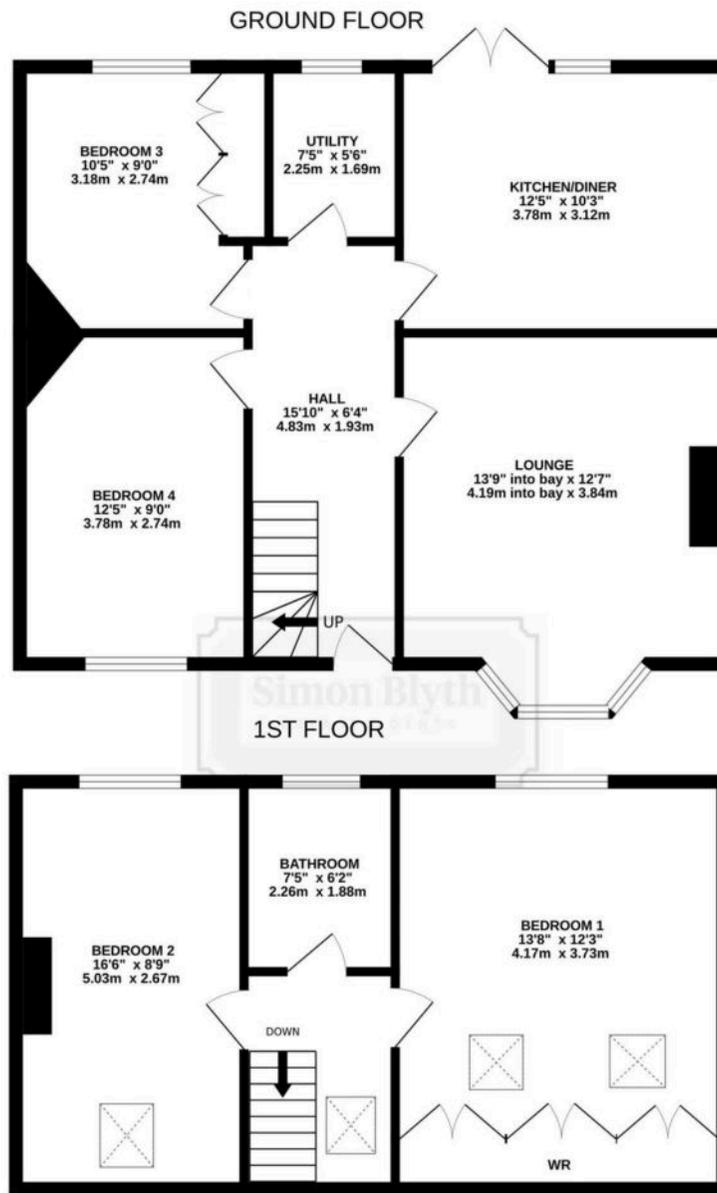




**Kaye Lane, Almondbury**  
Huddersfield, HD5 8XP

Offers in Region of **£290,000**



KAYE LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 34 Kaye Lane

Almondbury, Huddersfield, HD5 8XP

OCCUPYING AN ELEVATED POSITION WHICH TAKES ADVANTAGE OF PLEASANT VIEWS ONTO NEIGHBOURING FIELDS TO THE REAR AND OPEN ASPECT VIEWS ACROSS THE VALLEY TO THE FRONT. SITUATED IN THE POPULAR VILLAGE OF KAYE LANE, WITH LOVELY WALKS NEAR BY, A SHORT DISTANCE FROM AN ARRAY OF AMENITIES AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS MODERN KITCHEN WITH NEFF APPLIANCES, SPACIOUS AND VERSATILE ACCOMMODATION AND DRIVEWAY TO THE FRONT.

The property accommodation briefly comprises of entrance hall, lounge with bay window to the front, open-plan dining-kitchen with French doors to the rear garden, utility room and two spacious double bedrooms. To the first floor there are two further double bedrooms and the house bathroom. Externally to the front is a double width driveway and lawn, to the rear is a flagged patio and spacious lawn with hardstanding for a shed/summerhouse.

Tenure Leasehold.  
Council Tax Band D.  
EPC Rating C.



## GROUND FLOOR

### ENTRANCE HALL

15' 10" x 6' 4" (4.83m x 1.93m)

Enter into the property through a multi-panel, double-glazed PVC door with obscure glazed inserts. The entrance hall features a decorative picture rail, beautiful exposed timber floorboards, a ceiling light point, a radiator, and a kite-winding staircase with wooden banister and spindle balustrade proceeding to the first floor. Multi-panel doors provide access to the lounge, open-plan dining kitchen, utility room and two double bedrooms.

### LOUNGE

13' 9" x 12' 7" (4.19m x 3.84m)

The lounge enjoys a great deal of natural light which cascades through a double-glazed bay window to the front elevation, offering fantastic open-aspect views down Kaye Lane and across the valley. There is a central ceiling light point, a decorative picture rail, a radiator, and the focal point of the room is the inset brick fireplace with Clearview Tiger cast-iron, log-burning stove set upon a raised hearth.





### **OPEN-PLAN DINING KITCHEN**

12' 5" x 10' 3" (3.78m x 3.12m)

The open-plan dining kitchen features a contemporary kitchen with units to the high and low levels with handleless cupboard fronts and complementary rolled-edge work surfaces over, which incorporate an inset, stainless steel sink and drainer unit with chrome mixer tap. There are high-quality, built-in NEFF appliances, including a four-ring gas on glass hob with ceramic splashback and integrated cooker hood over, a waist-level slide and hide oven, a shoulder-level microwave combination oven, a fridge freezer unit and a dishwasher. There is under-unit lighting, soft-closing doors and drawers, a corner carousel unit, inset spotlighting, high-quality flooring, and double-glazed French doors with adjoining window to the rear elevation providing direct access to the gardens.



### UTILITY ROOM

7' 5" x 5' 6" (2.26m x 1.68m)

The exposed timber floorboards continue from the entrance hall into the utility room / downstairs WC. This room features a fitted base unit with shaker-style cupboard front and rolled-edge work surface over, which incorporates an inset, ceramic sink unit with chrome tap, and a low-level WC with push-button flush. There is high gloss, brick-effect tiling to the splash areas, plumbing and provisions for an automatic washing machine, space for a tumble dryer, a chrome ladder-style radiator, a central ceiling light point, and a double-glazed window with obscure glass to the rear elevation. The utility room also houses the wall-mounted combination boiler.

### BEDROOM THREE

9' 0" x 10' 5" (2.74m x 3.18m)

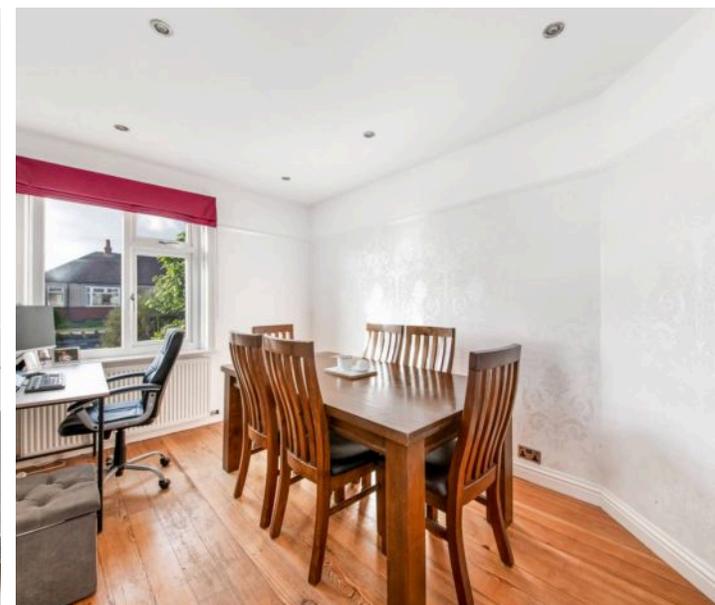
Bedroom three is a light and airy double bedroom which benefits from a bank of fitted wardrobes with hanging rails, shelving and drawer units in situ. There is a double-glazed bank of windows to the rear elevation, offering pleasant views onto the garden and over neighbouring fields, a ceiling light point, a radiator, and a decorative picture rail.



### BEDROOM FOUR

9' 0" x 12' 5" (2.74m x 3.78m)

Bedroom four is a multi-purpose and versatile room which is currently utilised as a home office / formal dining room. It can accommodate a double bed with ample space for freestanding furniture and features fabulous exposed timber floorboards, a decorative picture rail, inset spotlighting to the ceiling and a radiator. Additionally, there is a bank of double-glazed windows to the front elevation with pleasant views across the valley over Kaye Lane.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There is a double-glazed skylight with integrated blind, a wooden banister with traditional spindle balustrade over the stairwell head, inset spotlighting to the ceiling, and multi-panel doors providing access to two double bedrooms and the house bathroom.

### BEDROOM ONE

13' 8" x 12' 3" (4.17m x 3.73m)

Bedroom one is a generously proportioned, light and airy, dual-aspect double bedroom which features two double-glazed skylight windows with integrated blinds and a bank of windows to the rear elevation which take full advantage of the property's fabulous position with views across neighbouring fields. There is inset spotlighting to the ceiling, a radiator, and wall-to-wall fitted wardrobes under the eaves.



## BEDROOM TWO

16' 6" x 8' 9" (5.03m x 2.67m)

Bedroom two is another light and airy double bedroom with dual-aspect windows including a double-glazed skylight with integrated blind, offering fabulous open-aspect views. There is inset spotlighting to the ceiling and a radiator.

## HOUSE BATHROOM

7' 5" x 6' 2" (2.26m x 1.88m)

The house bathroom features a modern, white, three-piece suite comprising a panel bath with thermostatic shower over and glazed shower guard, a low-level WC with push-button flush, and a broad wall-hung wash hand basin with chrome monobloc mixer tap. There are exposed timber floorboards, attractive tiling to the splash areas, recessed spotlighting to the ceiling, an extractor vent, a bank of double-glazed windows with obscure glass to the rear elevation, and a chrome ladder-style radiator.





## EXTERNAL

### FRONT GARDEN

Externally to the front, the property benefits from a tarmacadam double driveway, providing off-street parking and boasting beautiful retaining stone walls. Steps lead up to the front garden which is laid predominantly to lawn with flower and shrub beds. Immediately to the front of the property is an external light and a flagged pathway proceeding down the side of the property to a gate which encloses the rear garden.

### REAR GARDEN

Externally to the rear, the property benefits from a generously proportioned garden which is laid predominantly to lawn and features a raised decked area ideal for al fresco dining and barbecuing, a well-stocked and mature flower and shrub bed, fenced boundaries, a hardstanding for a substantial shed, an external and external lighting. Down the side of the property is an externally access garden store, further storage under the decking area.

### DRIVEWAY

2 Parking Spaces



## **ADDITIONAL INFORMATION**

Please note the property is leasehold. Please ask the office for more information.

## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **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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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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## **OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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