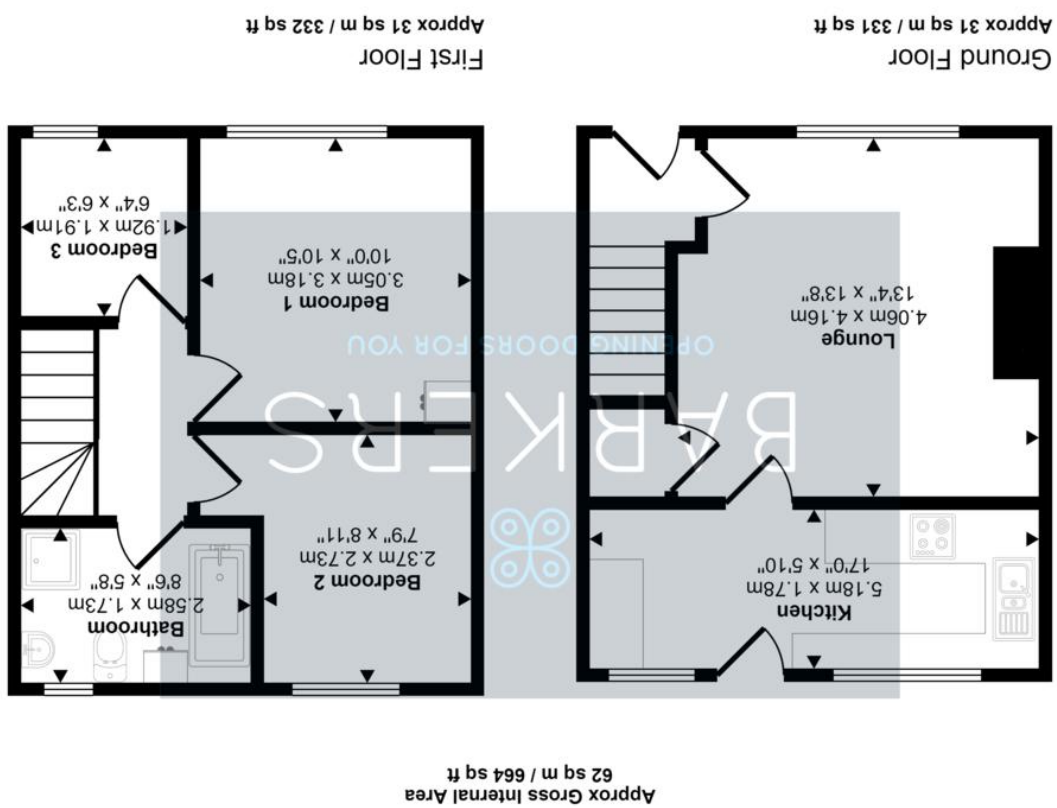


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BARKERS  
OPENING DOORS FOR YOU

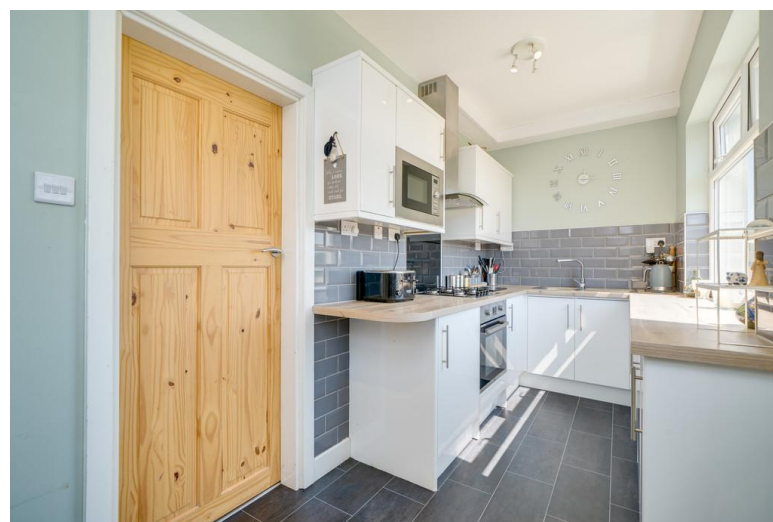


13 Kilroyd Avenue

Hunsworth, BD19 4ED

Asking Price of £156,795

- WELL PRESENTED TOWNHOUSE
- ENTRANCE HALL
- LOUNGE
- MODERN KITCHEN
- THREE BEDROOMS
- MODERN BATHROOM
- PRIVATE PARKING
- ENCLOSED GARDEN
- OPEN ASPECT ONTO FIELDS
- OFFERED FOR SALE WITH NO CHAIN





# Full Description

## DESCRIPTION

Offered for sale with NO CHAIN is this well presented THREE bedroomed mid townhouse situated in this quiet location with an open aspect onto fields at the rear. Conveniently situated within easy reach of local schools, amenities, bus routes and just a short drive from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, modern kitchen, three bedrooms and bathroom. Externally there is private parking to the front and an enclosed garden to the rear with an open aspect onto fields.

## ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and a door leads into the lounge.

## LOUNGE

13' 8" x 13' 4" (4.17m x 4.06m)

Useful under-stairs storage cupboard and a door leads into the kitchen.

## KITCHEN

17' 10" x 5' 10" (5.44m x 1.78m)

Fitted with a range of modern wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink. Built-in microwave, electric oven and gas hob with a chimney style extractor over, space for a fridge/freezer and plumbing for a washing machine. Vinyl flooring and a door leads out to the rear garden.

## FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom. Loft access point.

## BEDROOM ONE

10' 5" x 10' 0" (3.18m x 3.05m)

Double room with a built-in storage cupboard.

## BEDROOM TWO

8' 11" x 7' 9" (2.72m x 2.36m)

Double room.

## BEDROOM THREE

6' 4" x 6' 3" (1.93m x 1.91m)

Single room.



## BATHROOM

8' 6" x 5' 8" (2.59m x 1.73m)

Fitted with a modern four piece white suite which comprises of a corner shower cubicle, wash basin, W.C. and a bath. Chrome heated towel radiator, vinyl flooring and tiled walls.

## EXTERIOR

To the front of the property there is private parking whilst to the rear there is an enclosed garden with a paved patio, artificial lawned area and an open aspect onto fields.

## ADDITIONAL INFORMATION

Council tax band - A

Tenure - Freehold

## DIRECTIONS

From our Birkenshaw office turn right on Whitehall Road and at the roundabout proceed straight across. At the next Roundabout proceed straight across again and take the second left turning into Kilroyd Drive then right into Kilroyd Avenue.

