



## 6 Kilroyd Avenue, Hunsworth, BD19 4ED

Ideal for First Time Buyers & Young Families is this spacious, THREE BEDROOM mid through terrace. Offering easy access to the M62 motorway network and close to local schools and amenities, houses here prove very popular. Offered with NO CHAIN and requiring some cosmetic improvements it is priced realistically and comprises hall lounge, breakfast kitchen, three bedrooms and three piece bathroom. To the exterior are lawned gardens both front and rear. Benefiting from uPVC double glazing and gas central heating. EPC - D

**Asking Price £130,000**

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## HALL

### LOUNGE 13'9" x 13'5" max (4.2m x 4.1m max)

Wall mounted electric fire. Useful understairs storage.

### BREAKFAST KITCHEN 17'1" x 5'11" max (5.2m x 1.8m max)

Range of wall and base units, complimentary work tops, inset sink and mixer tap. Electric oven and four ring gas hob. Plumbing for washing machine. Wall mounted boiler and a door leads to rear.

### BEDROOM ONE 11'2" x 10'2" max (3.4m x 3.1m max)

Double bedroom.

### BEDROOM TWO 10'6" x 9'2" (3.2m x 2.8m)

Double bedroom.

### BEDROOM THREE 6'7" x 5'11" max (2m x 1.8m max)

**BATHROOM** Three piece white suite with bath with glazed shower screen, wc and sink.

**OUTSIDE** Lawned garden to the front and enclosed lawned garden to the rear.

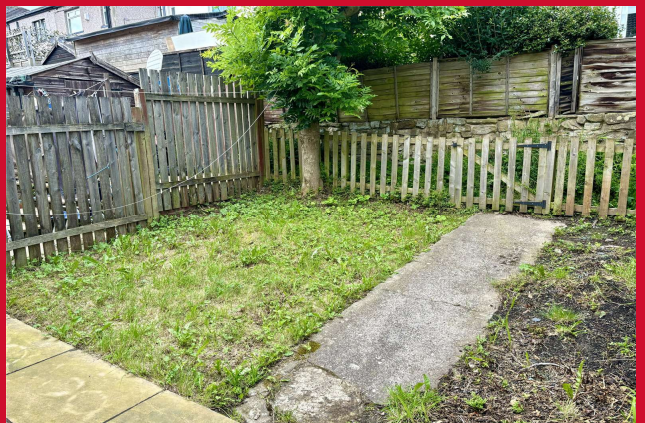
**TENURE** Freehold

Council Tax Band A

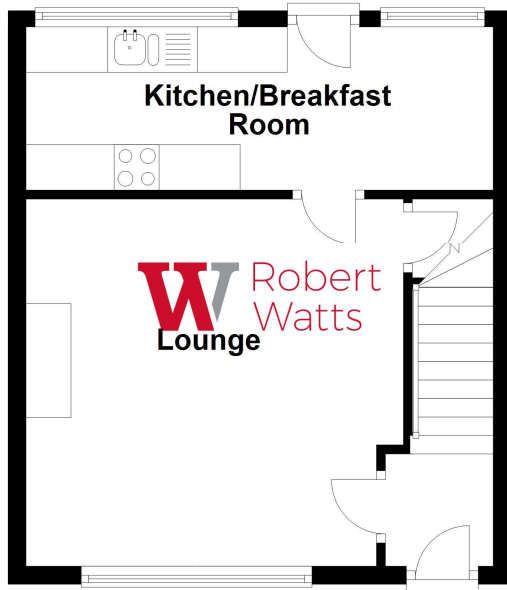
EPC - D

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

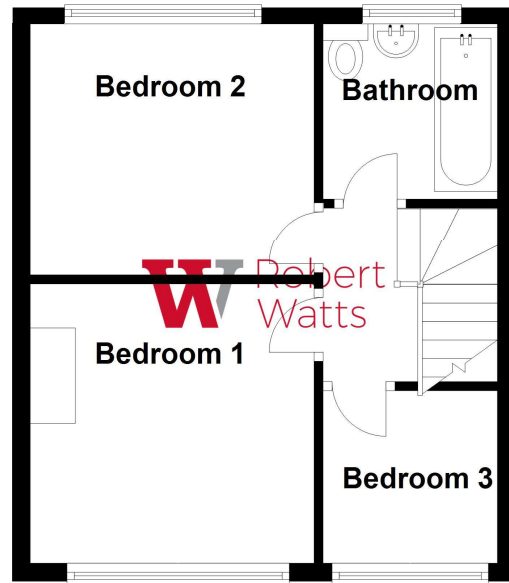







## Ground Floor



## First Floor



Please note this is a guide only and should not be relied on for accurate measurements.  
Plan produced using PlanUp.

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