

THIS LARGE FIVE BEDROOM DETACHED HOME OFFERS VERSITILE LIVING ACCOMODATION, LANDSCAPED FRONT AND REAR GARDENS AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND: D / ENERGY RATING: D

## ENTRANCE HALL

You enter the property through a part glazed composite door into this wonderful, welcoming entrance hall which has plenty of space to remove and store coats and shoes. There is solid oak flooring, a handy under stairs cupboard and a staircase ascends to the first floor landing. Doors lead to the lounge and living dining kitchen.



## LIVING DINING KITCHEN 20'0" max x 27'10" max

This superb L shaped living dining kitchen really is the heart of the home. The kitchen area is fitted with high gloss black and white wall and base units, granite work tops, tiled splash backs and a black sink and drainer with a mixer tap over. Integrated appliances include a range cooker with two ovens and five ring gas hob, two fridge freezers, space/plumbing for a washing machine, tumble drier and dishwaher. Dual aspect windows fill the kitchen area with light and a breakfast bar allows for informal dining. To the other end of the room there is space for a family dining table and chairs or sofas, this space has an attractive top of the range Scandinavian gas log burner effect fire. Wood flooring completes the room and doors lead to the inner hallway, entrance hall and patio doors open to the rear garden.





### **LOUNGE 21'7" max x 14'2" max**

This stunning lounge is bright and airy courtesy of the large dual aspect windows. There is an abundance of space for free standing living room furniture and an electric fireplace with marble surround and hearth creates a lovely focal point to the room. Beautiful coving adds a dash of character and doors lead to the entrance hall and inner hallway.



### **INNER HALL**

The inner hallway has doors leading to the living dining kitchen, lounge, bedroom five / second reception room, dining room and house bathroom. This section of the property would make a fantastic granny flat / private annex if desired.

### **BEDROOM FOUR / RECEPTION ROOM**

Located to the rear of the property, this generously sized room would make a great guest bedroom, dining room, snug, hobby room or play room lending itself perfectly to living or bedroom space. There is a rear facing window, tasteful décor, coving and a door leads back to the inner hallway.



### **BEDROOM FIVE / RECEPTION ROOM 10'11" max x 8'9" max**

This wonderful reception room could lend itself to a variety of different uses including snug, dining room or home office and has patio doors which open out to the rear garden. A door leads to the inner hallway.



### **BATHROOM 7'6" max x 7'8" max**

The downstairs bathroom is fitted with a contemporary three piece white suite including P shaped bath with dual head mains shower over and glazed screen, stylish vanity unit with hand wash basin and low level W.C. The room has attractive PVC wall panels, an airing cupboard, wall mounted storage cupboard vinyl click tile effect floor. There is a chrome heated towel rail and spot lights to the ceiling. An obscure glazed side facing window floods the room with light and a door leads to the inner hallway.



## **FIRST FLOOR LANDING**

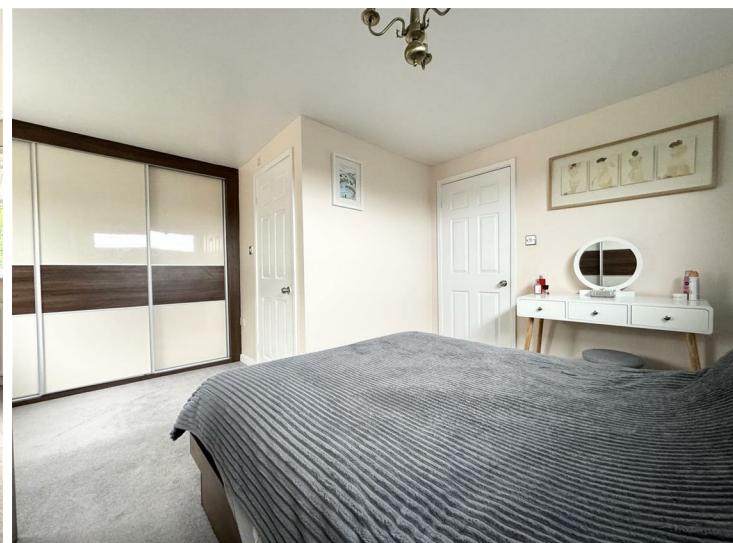
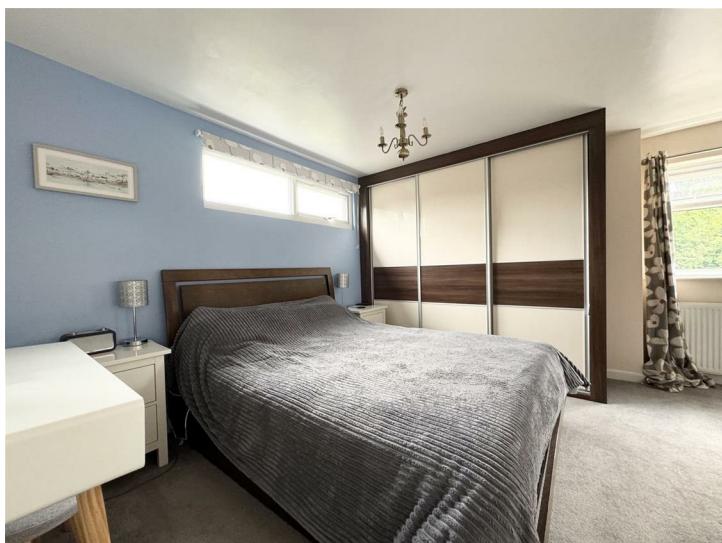
Stairs ascend from the entrance hall to this large first floor landing which benefits from a bank of fitted wardrobes and has doors leading to the four bedrooms and shower room.

## **BEDROOM ONE 12'4" apx x 13'8" excl wrobes**

Positioned to the rear of the property and enjoying views over the side and rear garden from its windows, this spacious double bedroom benefits from two fitted wardrobes and still has ample space for a range of freestanding bedroom items. Doors lead to the en-suite and landing.

## **EN-SUITE 4'10" max x 6'8" max**

Fitted with a three piece white suite including a corner shower cubicle dual head mains shower, vanity hand wash basin and low level W.C this en-suite is partially tiled and there are dark tiles to the floor. The room benefits from a chrome heated towel rail and a door leads to the bedroom.





### **BEDROOM TWO 13'7" apx x 10'4" apx**

Another generously sized double bedroom with dual aspect windows, with the front window having a pleasant outlook over the tree lined street. There is plenty of space for free standing bedroom furniture and a door leads back to the landing.



### **BEDROOM THREE 16'2" into doorway x 12'9" into eaves**

This excellent double bedroom is nicely decorated throughout and has handy eaves storage, the property's combination boiler is in one of the eave cupboards. The vendors currently use the space for a desk. There is a Velux window and a folding door leads to the landing.



### **HOME OFFICE / NURSERY 6'4" max x 6'9" max**

This charming single room would alternatively make a great home office or nursery and has a side facing window. A door leads to the landing.

### **SHOWER ROOM 5'6" max x 6'10" max**

Comprising of a white three piece suite including corner shower cubicle with mains dual head shower, pedestal hand wash basin and low level W.C this room is partially tiled, has a chrome heated towel rail and vinyl click tile effect flooring. A door leads to the landing.



### **REAR**

To the rear of the property there is a wonderful tiered garden which has two patios adjoining the property, rockery and pebbled seating areas. There are well stocked borders and a charming pond with water feature. The garden is fully enclosed and has access down either side of the property leading to the front.



## FRONT AND PARKING

To the front of the property there is a lovely lawned garden with a flower bed border and mature shrubs and trees. A driveway provides off road parking for a number of vehicles.



## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band D

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available. There are no known structural defects to the property.

### **PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:**

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

### **UTILITIES:**

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 100mbps

### **ENVIRONMENT:**

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.

### **AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **PAISLEY PROPERTIES**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

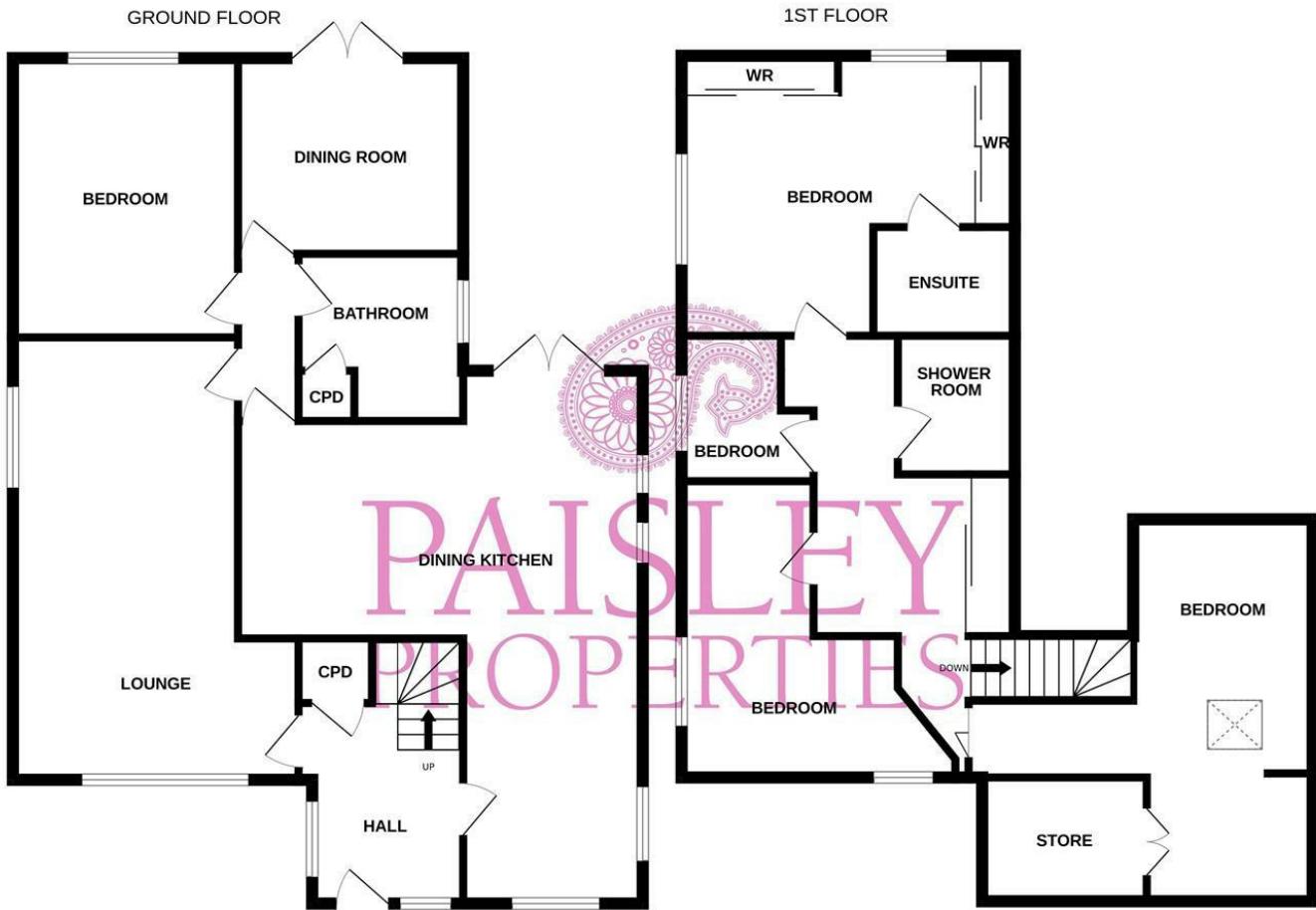
## **PAISLEY MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

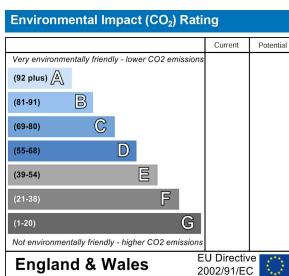
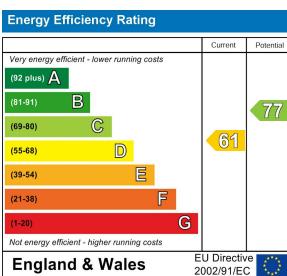
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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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