



THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI- DETACHED FAMILY HOME SITS IN AN ENVIALE CUL-DE-SAC POSITION CLOSE TO THE VILLAGE CENTRE. IT BOASTS A REAR SOUTH WEST FACING GARDEN AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

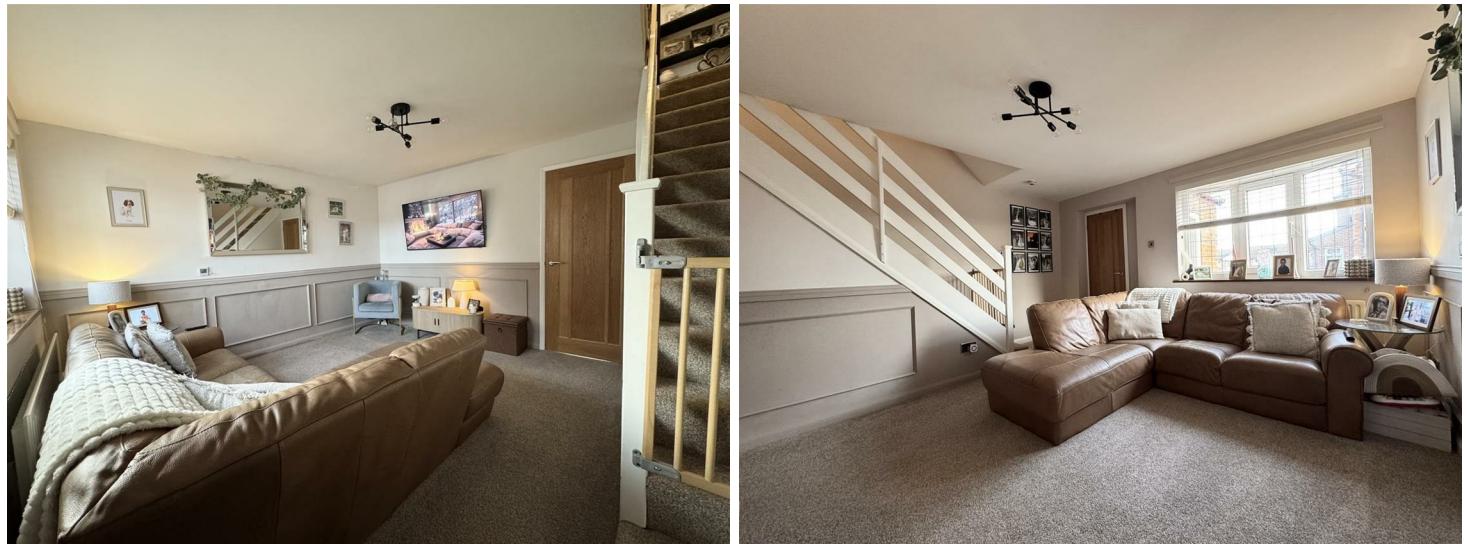
FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PORCH



You enter the property through a uPVC door into the entrance porch which is neutrally decorated with tiled flooring and a double glazed window to the side. This has recently had a new roof fitted. A door leads into the living room.

LIVING ROOM 14'2" x 13'9" approx



Located to the front of the property and simply filled with natural light courtesy of a bay window looking out to the quiet cul de sac, this modern but cosy living room has neutral panelled décor and carpet underfoot. A carpeted staircase with a wooden painted balustrade ascends to the first floor landing and doors lead to the dining kitchen and entrance porch.

DINING KITCHEN 13'9" x 10'9" approx.



Positioned to the rear of the home with a window looking out to the garden, this open plan dining kitchen is fitted with a quality range of white wall and base units contrasting laminate worktops and a one and a half bowl sink and drainer with mixer tap. work surface. Cooking facilites comprise of a built-in electric fan oven and a gas hob with an extractor fan over. there is space and plumbing for a freestanding tall fridge freezer and plumbing for a washing machine and a dishwasher. There is also a useful under stairs cupboard for storage or use as a pantry. The room is neutrally decorated with a modern panelled feature wall and laminate flooring underfoot. A set of double doors allow access into the conservatory and allow natural light to flood into the dining space where there is ample space for a table. A central light fitting and spotlights complete the room. Doors lead to the conservatory and living room.



CONSERVATORY 10'9" x 6'11" approx



Currently being utilised as a playroom, this good sized conservatory is a fabulous addition to the property and provides extra entertaining space once the double doors to the dining kitchen are opened. It is neutrally decorated with a central pendant light fitting and herringbone vinyl flooring underfoot. A door leads out to the garden and double doors open to the dining kitchen.

FIRST FLOOR LANDING



A carpeted staircase ascends to the first floor landing which has neutral décor and a central light fitting. Built-in shelving on the landing provides additional storage space. Doors lead to the three bedrooms and house bathroom.

MASTER BEDROOM 13'4" x 8'5" approx.



Located to the front of the home with two windows looking out over the quiet cul de sac. this generous master bedroom is carpeted and has a soft feature wall creating a focal point to the room with co-ordinating neutral décor. A practical storage cupboard with a clothes rail is built over the bulkhead of the stairs and there is further space for a freestanding wardrobe. A door leads to the landing.

SECOND BEDROOM 9'4" x 7'4" approx.



The second double bedroom sits to the rear of the home with garden views from its window. It is carpeted and has neutral décor with a central pendant light. A door leads to the landing.

BEDROOM THREE / NURSERY 7'0" x 5'11" approx.

Again located to the rear of the property with a window overlooking the garden this third compact bedroom is used as a nursery by the current owners but it would alternatively make a good home office, dressing room or hobby space. The room has neutral carpet, co-ordinating décor and a pendant light fitting. A door leads to the landing.

BATHROOM 7'4" x 5'0" approx

The house bathroom is fitted with a white three piece suite comprising a bath with a shower over, a low-level flush WC, and a pedestal hand wash basin. The bathroom is partially tiled with neutral decor, has a chrome heated towel radiator and a side facing frosted double glazed window. A door leads to the landing.

GARDENS AND PARKING



Externally there is ample off-street parking to the front and a driveway running down the side of the property providing parking for multiple vehicles, this leads to a detached garage/workshop with electrics and space for another car. The rear garden is south westerly facing, and has a composite decked area and lawn area making the garden easy to maintain. A patio sits adjacent to the conservatory and stretches over to the garage. Additionally there is exterior lighting and an outside tap.

GARAGE & WORKSHOP SPACE



The property has a large garage / workshop space. There is plenty of room to park a car and have a workshop to the rear. A side door allows access out to the rear.

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 B

PROPERTY CONSTRUCTION:

Standard

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have been structural alterations to the property

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 1000 Mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's 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.

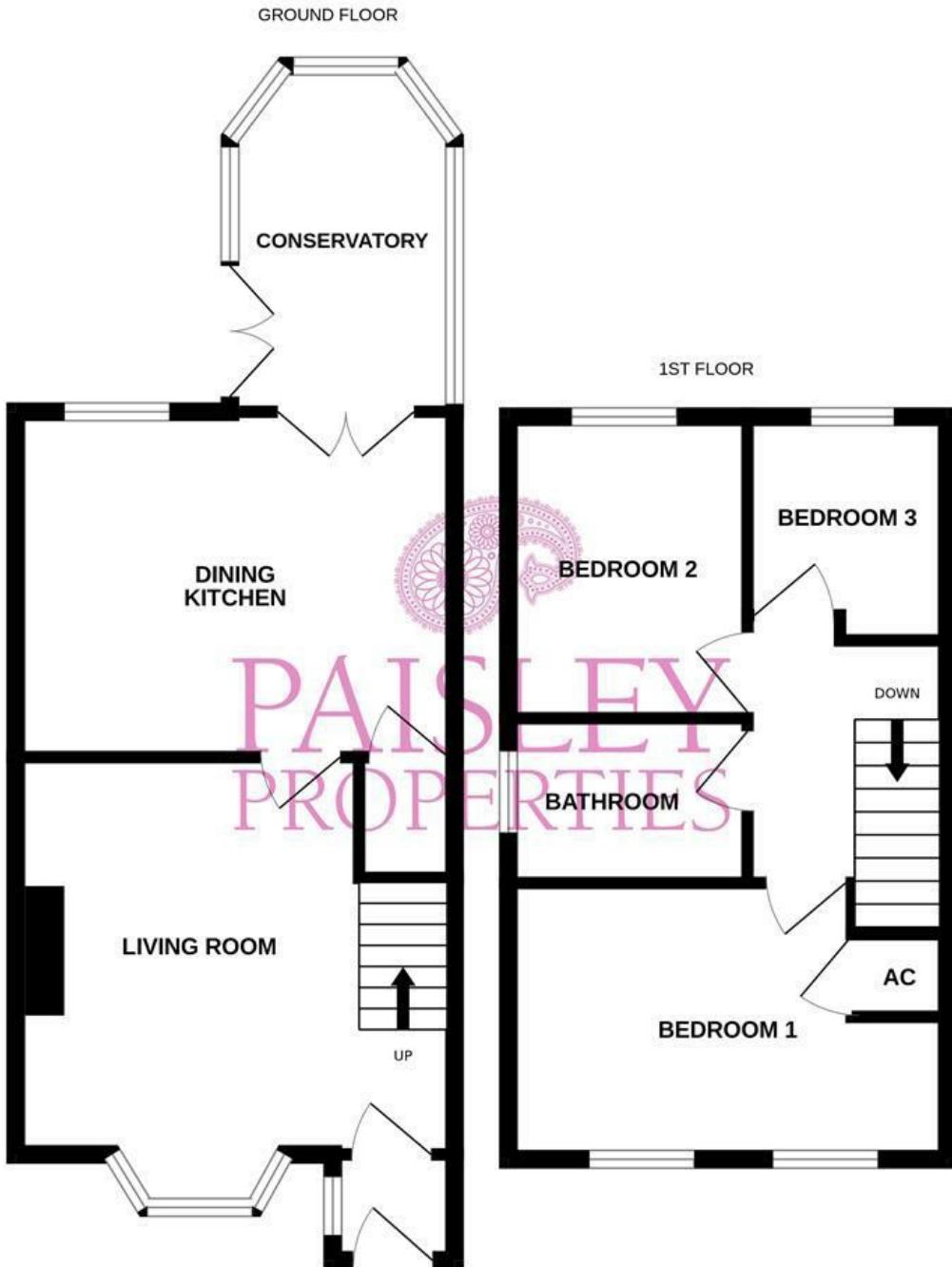
PAISLEY MORTGAGES

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 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	67

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