

7 Viking Avenue,  
Emley HD8 9SE

OFFERS AROUND  
£295,000



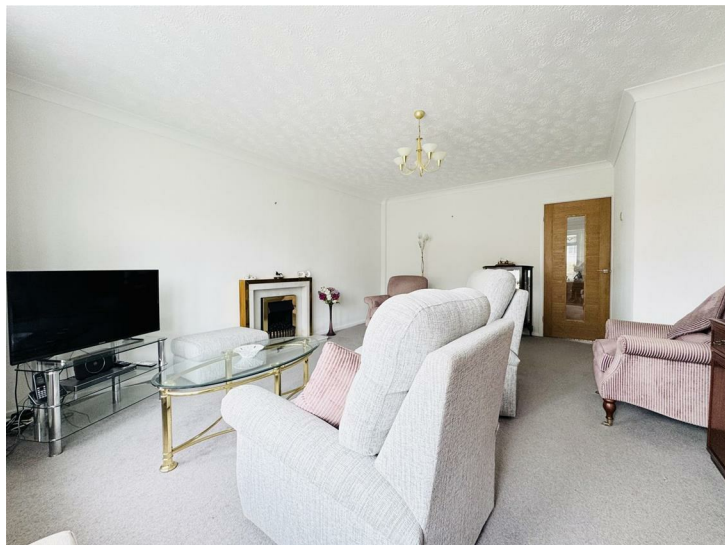
**\*\*NO ONWARD CHAIN\*\* THIS WELL PRESENTED TWO BEDROOM BUNGALOW IS LOCATED ON A QUIET CUL DE SAC WITH OPEN FIELDS BEHIND. IT BOASTS SPACIOUS ROOM SIZES, A WELL MANICURED ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY PARKING. FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING TBC**

PAISLEY  
PROPERTIES



**ENTRANCE HALLWAY 15'2" apx x 8'5" max**

You enter the property through a part glazed uPVC door with a glazed side light into a spacious welcoming hallway which is light and airy and splits off in two directions. Oak doors lead to the lounge, dining kitchen, two bedrooms and bathroom.

**LOUNGE 14'1" apx x 17'3" apx**

Positioned to the front of the property with a large bay window simply flooding the room with natural light, this lovely large lounge has an electric fire in a marble and brass surround as a focal point and ample space to accommodate lounge furniture. The room is neutrally decorated with a central brass ceiling light. An oak door leads to the hallway.

**DINING KITCHEN 8'11" apx x 16'9" apx**

Light and airy courtesy of windows to dual aspects, this modern dining kitchen is fitted with a range of pale grey gloss base and wall units with marble work surfaces and upstands and a one and a half bowl inset sink with mixer tap. Cooking facilities comprise an integrated microwave, double oven and an electric hob with a stainless steel extractor fan over. Integrated appliances include a washing machine and a tall fridge freezer. There is ample space to accommodate a good sized dining table. A part glazed uPVC door leads out to the driveway and an oak door leads to the hallway.





**BEDROOM ONE 13'10" apx x 11'5" apx**



Having a large window looking out to the garden and fields beyond, this generous double bedroom benefits from neutral décor and a full range of fitted bedroom furniture. An oak door leads to the landing.

## **BEDROOM TWO 11'7" apx x 10'10" apx**



Located to the rear of the property with a set of sliding patio doors allowing light to enter and lading to the conservatory, this second double bedroom also benefits from fitted wardrobes. An oak door leads to the hallway.

## **CONSERVATORY 10'0" apx x 9'7" apx**



Perfectly placed to take advantage of the location and views to the rear, this lovely light space has dwarf walls, glazed panels and a panelled roof. A sliding patio doors give access to the bedroom and a door leads out to the garden.



## HOUSE SHOWER ROOM 8'0" apx x 8'0" apx



This beautifully presented contemporary shower room is fitted with grey vanity furniture incorporating a floating drawer unit with integral handwash basin, a concealed cistern WC and a step in double shower enclosure with a thermostatic mixer shower. The room is fully tiled with large grey tiles which also continue underfoot and there is an attractive mosaic tiled area behind the basin adding interest. Spotlights to the ceiling and a chrome heated towel rail completes the room. A large obscure window allows natural light to enter and an oak door leads to the hallway.

## FRONT, GARAGE AND PARKING 8'3" apx x 17'10" apx

To the front of the property is a lawned garden with planted beds to the perimeter. A gated driveway leads down the side of the property providing parking for multiple vehicles and leading to a single detached garage which has an up and over door and a side facing window.

## REAR GARDEN



To the rear of the property and accessed via a wrought iron gate is a well manicured attractive garden which is laid to lawn with plants and shrubs to the perimeter. An elevated decking area sits adjacent to the house and can be accessed from the conservatory providing a lovely place for al fresco dining. There is a potting shed for the avid gardener.

## **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:  
Timber Frame

PARKING:  
Garage & Driveway

RIGHTS AND RESTRICTIONS:

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 structural defects to the property: there is red shale under the bedrooms causing uneven concrete slabs. A structural report is available.

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 100 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.

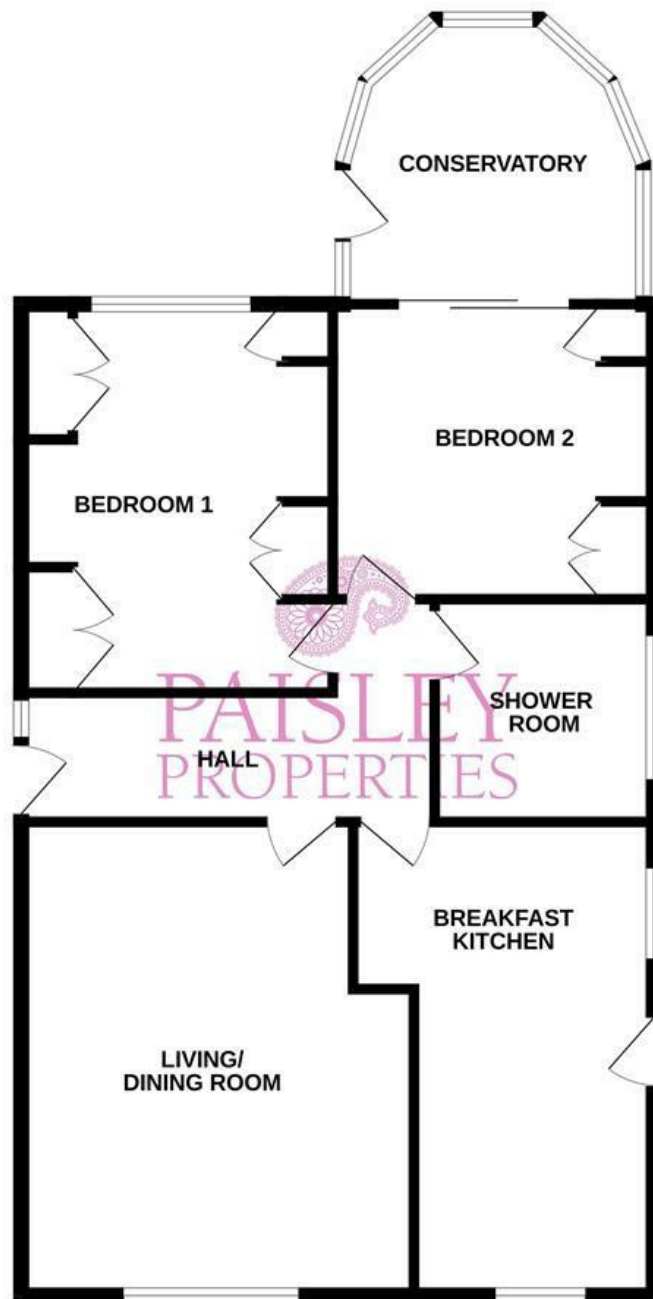
## **PAISLEY PROPERTIES**

Paisley Properties 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. \*



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 |  |                         |           |
|                                             |  | 72                      | 79        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
|                                                                 |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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PAISLEY  
PROPERTIES