36 Park Avenue, Shelley HD8 8JG

OFFERS AROUND £425,000















THIS FABULOUS FOUR BEDROOM FAMILY HOME OFFERS SPACIOUS ROOM SIZES THROUGHOUT AND ALTHOUGH MOVE IN READY IS STILL BURSTING WITH FURTHER POTENTIAL. IT BOASTS FANTASTIC DOWNSTAIRS LIVING ACCOMMODATION, A WONDERFUL WELL MAINTAINED REAR GARDEN, GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C

PAISLEY PROPERTIES

PORCH 5′10″ apx x 4′4″ apx




You enter the property through a part glazed uPVC door into a fabulous porch which has an obscure front facing window and ceramic tiles running underfoot. A set of double uPVC doors with obscure glass open into the entrance hallway.

ENTRANCE HALLWAY 5′3″ apx x 10′10″ apx max




This fabulous welcoming entrance hallway has laminate flooring running underfoot and a carpeted staircase with a wrought iron and timber balustrade ascending to the first floor. There is a large built in cupboard for storage and a further low level built in storage cupboard under the stairs. Doors lead to the lounge, dining room and downstairs WC.

DOWNSTAIRS WC 3'4" apx x 7'5" apx





The downstairs WC is fitted with a maple effect vanity suite incorporating cupbaords and a hand wash basin with a mixer tap and a matching concealed cistern WC. The walls are fully tiled with aqua tiles with a decorative border and complementary green ceramic tiles run underfoot. A high level obscure window allows natural light to enter. A door leads to the entrance hallway.

DINING ROOM 9'10" apx x 10'9" apx max





Handily located just off the kitchen this versatile room was used as a dining room by the current owners and has practical wood effect laminate flooring running underfoot. A window looks out into the orangery. Doors lead to the lounge and kitchen.

LOUNGE 21'7" apx x 11'1" apx




This lovely generous lounge is positioned to the front of the property with large windows flooding the room with natural light and a set of sliding patio doors leading into the orangery. A gas fire with a marble hearth and a mahogany surround create a focal point in the room and there is an abundance of space for lounge furniture. Doors lead into the entrance hallway and dining room.

KITCHEN 12'9" apx x 10'7" max




Positioned to the rear of the property with a window looking out to the garden, this generous sized kitchen is fitted with a range of beech effect base and wall units, mottled laminate worktops, green tiled splashbacks with an embossed decorative border and a one and a half bowl composite sink and drainer with mixer tap. Cooking facilites comprise an electric halogen hob with a concealed extractor fan over and an electric fan oven. Integrated appliances include a slimline dishwasher and a tall fridge freezer. Spotlights to the ceiling and terracotta coloured ceramic tiles underfoot complete the room. A square opening leads through to the orangery, a sliding door opens to the study/playroom and a door leads to the dining room.

ORANGERY 7'1" apx x 15'11" apx




This fantastically light and versatile space has two windows, a set of French doors leading out to the garden and a lantern style roof which all fill the space with natural light. Terracotta coloured ceramic floor tiles continue through from the kitchen and spotlights to the ceiling complete the room. The room could be used as a dining space or simply as an extra lounge space from which to enjoy the garden. An internal window looks into the dining room and a square opening leads to the kitchen.

PLAY ROOM / STUDY 7'5" apx x 16'6" apx




Originally the property's garage, this fabulous space is a really versatile room with large windows to the front allowing light to cascade in. A built in cupboard neatly hides the property's electric meters. A sliding door leads to the dining kitchen and a door leads to the garage.

FIRST FLOOR LANDING 8'8" apx x 4'7" apx

A carpeted staircase with a wrought iron and timber balustrade ascends from the entrance hallway to the first floor landing which has a large built in cupboard for storage. Doors lead to the four bedrooms and house shower room.

BEDROOM ONE 10'5" apx x 17'8" max




Enjoying views over the street from its two windows which are fitted with vertical blinds, this fantastic double bedroom has a built in double wardrobe and ample space for further items of bedroom furniture. A door leads to the landing.

BEDROOM TWO 11'3" apx x 10'3" apx




This second double bedroom can be found to the front of the property with a large window overlooking the street. There is ample space to accommodate freestanding items of bedroom furniture. A door leads to the landing.

BEDROOM THREE 9'4" apx x 8'7" apx to robes




Located to the rear of the property, this third double bedroom has a built in double wardrobe and views of the garden from its window. A door leads to the landing.

BEDROOM FOUR 11'0" apx x 8'3" apx




The fourth double bedroom enjoys garden views from its window and has a hatch allowing access to the loft which is partially boarded with a light and fold down ladder. A door leads to the landing.

SHOWER ROOM 10'9" apx x 5'9" apx




This large contemporary shower room has been updated in recent years to incoporate an accessible shower enclosure equipped with a fold down seat and a waterfall shower with a handheld shower attachement. This sits alongside a dark grey vanity unit incorporating cupboards with a handwash basin with mixer tap and a low level WC. Grey marble effect aqua boards adorn the walls and there is anti-slip wet room flooring underfoot. A chrome heated towel rail completes the room. A large obscure window allows natural light to enter.

REAR GARDEN




To the rear of the property is an attractive, well designed garden which has a patio adjacent to the house and a step up to a further paved patio area and lawn with planted borders to the perimeter. There is a garden shed at the top of the garden for storing garden items. the garden stretches around the side of the property and a metal gate leads out to the front.





FRONT, GARAGE & PARKING
To the front of the property is a low maintenance gravelled and paved garden with a driveway to accommodate multiple vehicles in front of a garage with an electric up and over door, light and power. The property's central heating boiler (2023) is located in the garage and there is space and plumbing for a washing machine and tumble dryer.

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 E

PROPERTY CONSTRUCTION:
Standard brick and block

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 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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

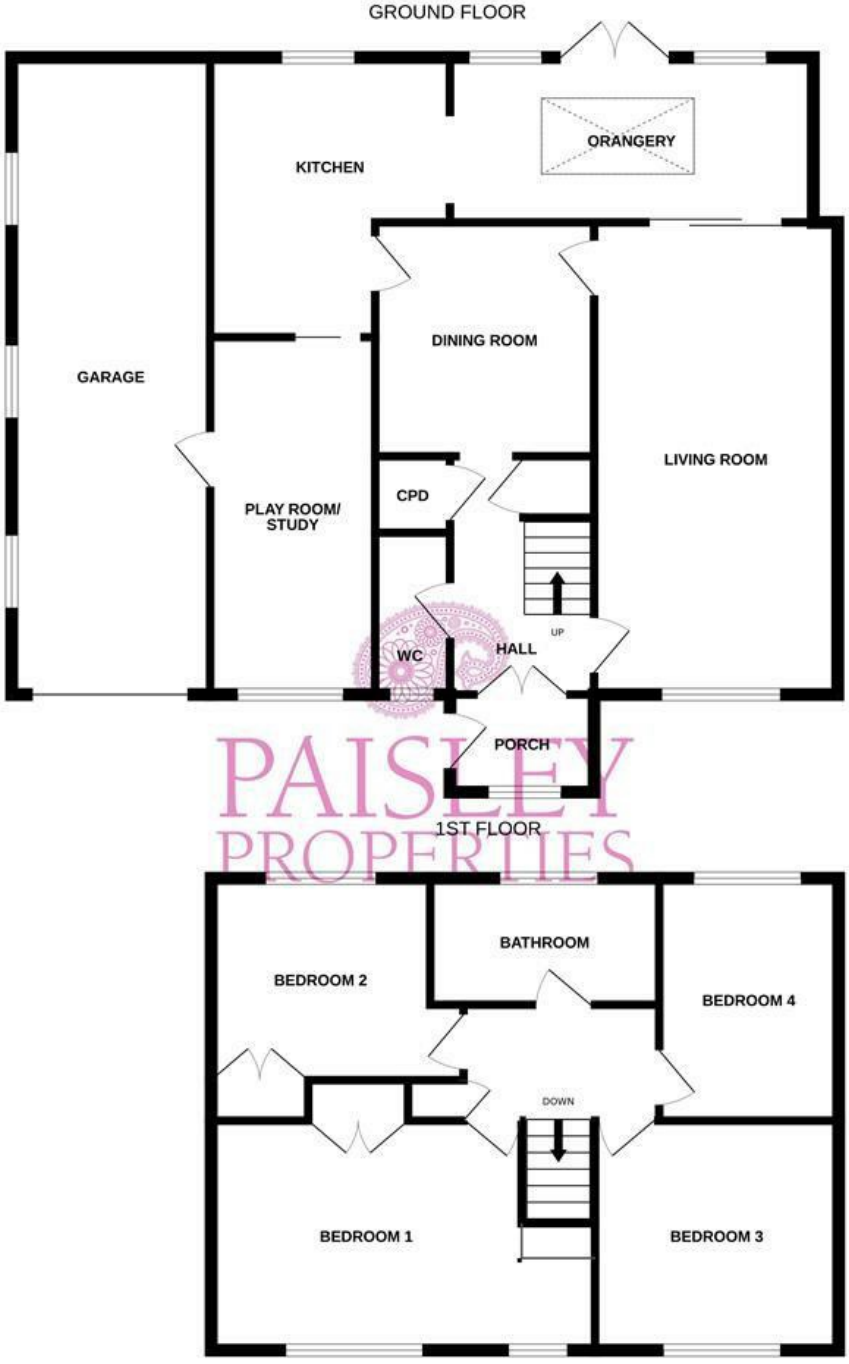
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures,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

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

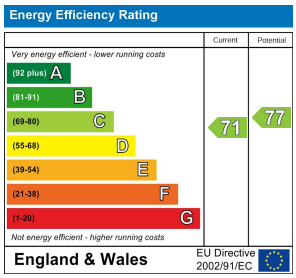
GROUND FLOOR

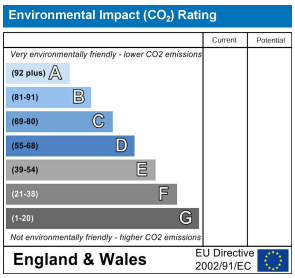


PAISLEY
PROPERTIES

1ST FLOOR

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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