



THIS TASTEFULLY DECORATED THREE BEDROOM EXTENDED SEMI-DETACHED PROPERTY OFFERS SPACIOUS ROOM SIZES, DRIVEWAY PARKING FOR MULTIPLE VEHICLES, GARDEN BUILDINGS AND A LOW MAINTENANCE REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: C

ENTRANCE HALLWAY

You enter the property through an attractive heritage green composite door into a welcoming hallway. A staircase ascends to the first floor and a door leads into the lounge.



LOUNGE 11'9" apx x 12'5" apx max

Positioned to the front of the property with a large window allowing light to flood in, this lovely stylish lounge has herringbone wood effect LVT flooring underfoot. There is ample space for furniture. Doors lead to the entrance hallway and dining kitchen.



DINING KITCHEN 14'11" apx x 20'11" apx max

Beautifully presented, this dining kitchen, which sits to the rear of the property and enjoys garden views from its French doors is a fabulous space to cook and entertain. Fitted with a combination of dark and paler grey base and wall units with a central island unit, marble effect laminate worktops with a single bowl sink alongside space and plumbing for a dishwasher and an integrated tall fridge. Cooking facilities comprise of a five ring gas hob with concealed extractor fan over and tiled splashback and an electric oven. Herringbone wood effect LVT flooring continues underfoot. There is ample space for a dining table and other freestanding furniture. A large under stairs cupboard provides excellent storage for household items too. A side facing window allows extra natural light to enter and doors lead to the utility/downstairs W.C. and lounge.



DOWNSTAIRS WC / UTILITY 3'4" apx x 8'1" apx max

Situated off the kitchen this utility area has not only space and plumbing for a washing machine and tumble dryer but also a white concealed cistern W.C. and a wall mounted hand wash basin with concealed taps. With neutral décor and painted wood panelling to the walls this room really is nicely presented. Herringbone wood effect LVT runs underfoot, spotlights to the ceiling and a chrome heated towel rail complete the room.



FIRST FLOOR LANDING 9'7" apx x 5'6" apx max

A staircase with a modern glass balustrade ascends from the entrance hall to the first floor landing which has a side window allowing natural light to fill the landing and cascade down the stairs. Oak doors lead to the three bedrooms and house bathroom.



BEDROOM ONE 12'3" apx x 8'11" apx max

Positioned to the front of the house, this tastefully decorated double bedroom which is lovely and bright courtesy of the large front facing window offers lots of room to accommodate furniture. A doorway allows access into the third bedroom/walk in wardrobe and a door leads onto the landing.



BEDROOM TWO 12'1" apx x 9'3" apx max

This beautifully presented light and airy double bedroom has plenty of space for free standing bedroom furniture and a rear facing window provides a pleasant outlook over the garden. Fitted wardrobes to one wall provide a great amount of storage. A ceiling hatch and ladder give access to the loft space which is boarded. A door leads onto the landing.



DRESSING ROOM / BEDROOM 3 7'4" apx x 4'11" apx max

Currently used as a walk in wardrobe/dressing room by the current owners, this single bedroom would make an ideal nursery/child bedroom or alternatively a home office. There is a front facing window a doorway into bedroom one and a door which leads onto the landing.



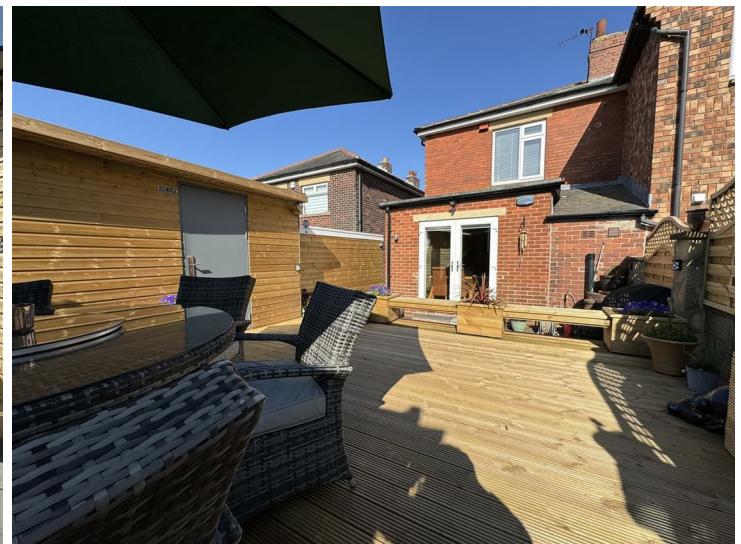
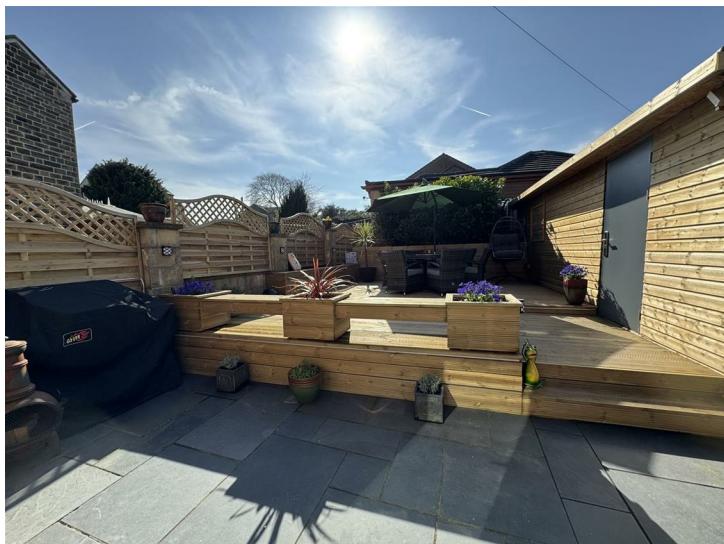
FAMILY BATHROOM 5'0" apx x 7'5" apx max

This stylish bathroom is fitted with a three piece white suite including a bath with central taps and a waterfall shower over, a hand wash basin which sits upon a vanity unit with cupboards and a low level W.C. Modern large grey tiles adorn the walls and wood effect ceramic floor tiles run underfoot. A mirrored wall cabinet, spotlights to the ceiling and an anthracite heated towel rail complete the scheme. An obscure window allows natural light to enter and a door leads to the landing.



EXTERIOR

To the front of the property is a large tarmacked driveway with space for multiple vehicles, the drive continues up the side of the property to a block built, timber clad secure shed. Having been lovingly designed by the current owners to be low maintenance, the garden has a flagged patio adjacent to the house, then a raised decked area with built in storage benches and a fabulous area for al fresco dining. A large timber secure garden building sits to one side which is equipped with a bar area. The garden is enclosed by boundary fencing





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 brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any 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 1000mbps

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.

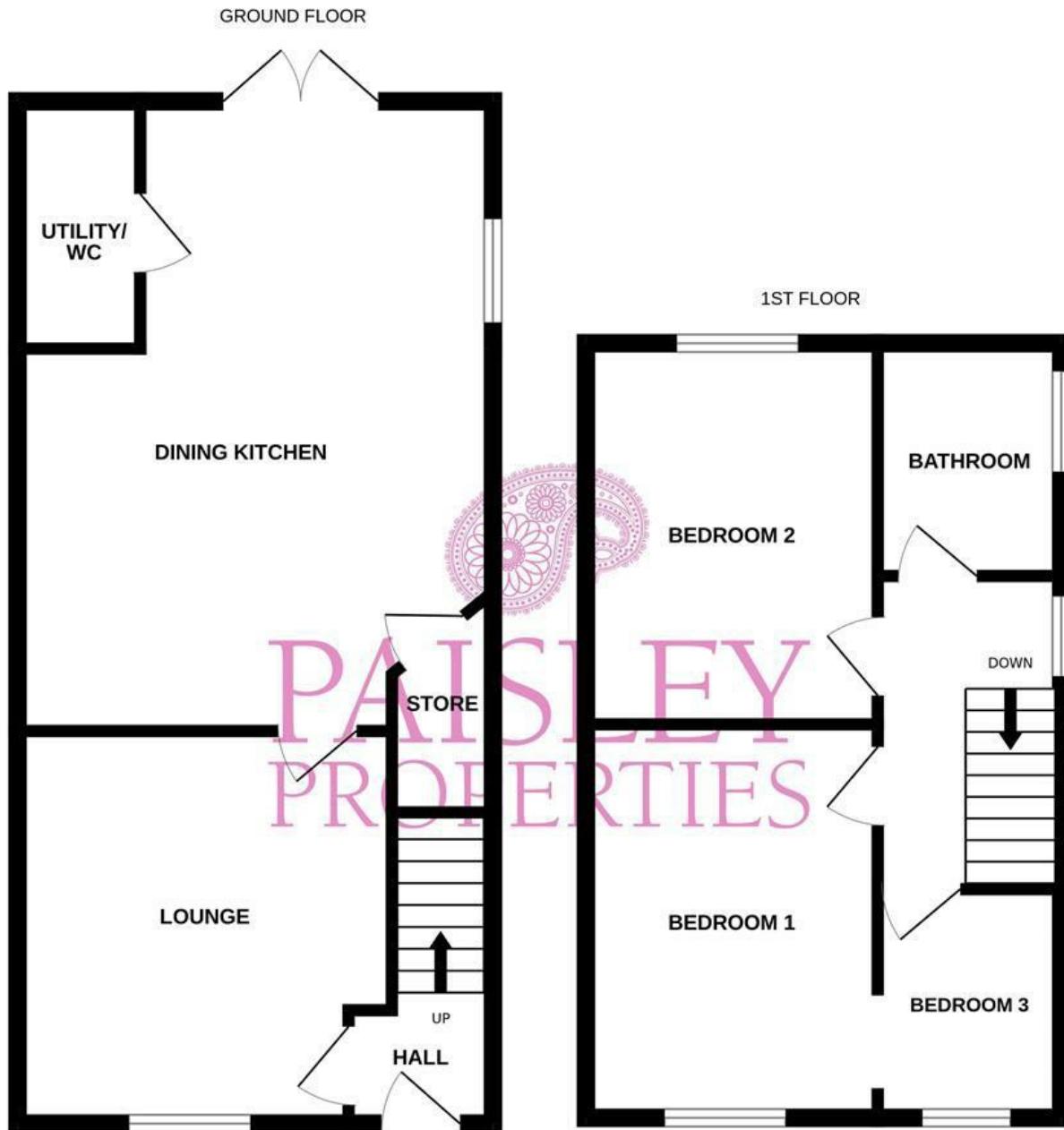
PAISLEY MORTGAGES

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	70	84
(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	

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	

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