



THIS IMMACULATED PRESENTED FOUR BEDROOM FAMILY HOME IS JUST READY TO MOVE INTO AND OFFERS SPACIOUS LIVING ACCOMMODATION, ENCLOSED GENEROUS PRIVATE GARDEN. DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND A CONVERTED GARAGE WHICH IS CURRENTLY USED AS A BEAUTY SALON.

FREEHOLD / KIRKLEES COUNCIL TAX BAND: E / ENERGY RATING: B

ENTRANCE HALLWAY 6'7" x 9'2"

You enter the property through a part glazed composite door into a lovely welcoming hallway. A carpeted staircase with a white painted balustrade ascends to the first floor. A cupboard allows storage for shoes. Doors lead to the downstairs W.C., lounge and dining kitchen.

DOWNSTAIRS WC 3'2" x 5'9"

This downstairs W.C. is fitted with a white low level W.C. and a pedestal wash basin. There is a tiled splashback and wood effect vinyl flooring underfoot.



LIVING DINING KITCHEN 20'11" x 15'8"

Just flooded with natural light from glazing to dual aspects, this stunning living dining kitchen really is the heart of the home and is spacious enough to accommodate not only kitchen and dining but a lounge area too. The kitchen area is fitted with a range of cream gloss base and wall units with wood effect laminate worktops and upstands and an inset stainless steel sink with mixer tap. Cooking facilities comprise of a six burner gas hob and a double electric oven. Integrated appliances include a fridge freezer and dishwasher. A breakfast bar offers an informal dining solution. There are pale grey ceramic floor tiles underfoot and spotlights to the ceiling completing the look. A fabulous bay window with French doors giving access to the garden, provides the perfect spot for a good sized dining table. Doors lead to the entrance hallway and utility room.





UTILITY ROOM 5'10" x 6'1"

This practical space is fitted with base and wall units which match those in the kitchen and there is space for a washing machine and a tumble dryer. There are grey ceramic tiles underfoot. Doors lead into the kitchen and a large cupboard space with a further external door leading into the rear garden of the property.

STUDY CUPBOARD 3'5" x 4'2"

This large cupboard is perfect for storing household items and is large enough to accommodate a desk making it useable as a home office space. A door leads into the utility room.



LOUNGE 11'10" x 21'0"

Just flooded with natural light from windows to dual aspects which include an attractive bay window, this gorgeous lounge which is stylishly decorated and is the perfect place to relax. There is an abundance of space to accommodate lounge furniture. A door leads into the hallway.

FIRST FLOOR LANDING 12'0" x 13'6"

This fantastic L-shaped landing has a side facing window allowing natural light to flood in. There is a hatch allowing access to the loft and doors leading to the four bedrooms and house bathroom.

BEDROOM ONE 11'7" x 17'6" max

This light and airy, neutrally decorated bedroom is L-shaped with a dressing area designed for wardrobes opening up to a lovely large sleeping space with windows to dual aspects. There is ample space to accommodate freestanding bedroom furniture, Doors lead to the ensuite and the landing.



ENSUITE 4'3" x 6'9"

This contemporary en suite is fitted with a white suite comprising of a low level W.C., pedestal wash basin with mixer tap and a double walk in shower enclosure with a thermostatic mixer shower. The room is partially tiled with large neutral tiles and there is wood effect vinyl flooring underfoot. An obscure window allows light to enter and spotlights complete the look. A door leads into the bedroom.



BEDROOM TWO 8'7" x 12'1"

This good sized, neutrally decorated double bedroom benefits from an abundance of space for freestanding furniture. A side facing window allows natural light to enter. A door leads onto the landing.



BEDROOM THREE 12'0" x 12'2" max

Another fabulous, tastefully decorated double bedroom with a front facing window, again benefitting from an abundance of space for freestanding furniture items. A door leads onto the landing.



BEDROOM FOUR 8'6" x 6'5" max

This fourth bedroom is of a good size and benefits from a built in cupboard. It has a side facing window allowing natural light to flood in. A door leads onto the landing.



HOUSE BATHROOM 6'8" x 6'1"

This stylish contemporary bathroom is fitted with a three piece white suite comprising of a low level W.C., rectangular pedestal wash basin and a bath. The room is fully tiled with striped tiles in neutral tones and there is wood effect vinyl flooring underfoot. An obscure window allows natural light to enter. A chrome towel radiator and spotlights complete the look. A door leads onto the landing.



GARDEN ROOM / GARAGE CONVERSION 9'8" x 19'1" max

This versatile room which is accessed from the garden via a few steps was originally the garage for the property and has been fully insulated to make it a useable space.



EXTERIOR

The property benefits from a generous sized lovely L-shaped wrap around garden which is landscaped, mainly laid to lawn and incorporates a pergola and a decked area leading to the garden room. A driveway provides parking for two vehicles.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND: KIRKLEES BAND E

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile -

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NONE

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: HISTORICAL

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. The property has a new build warranty on it through NHBC.

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 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.

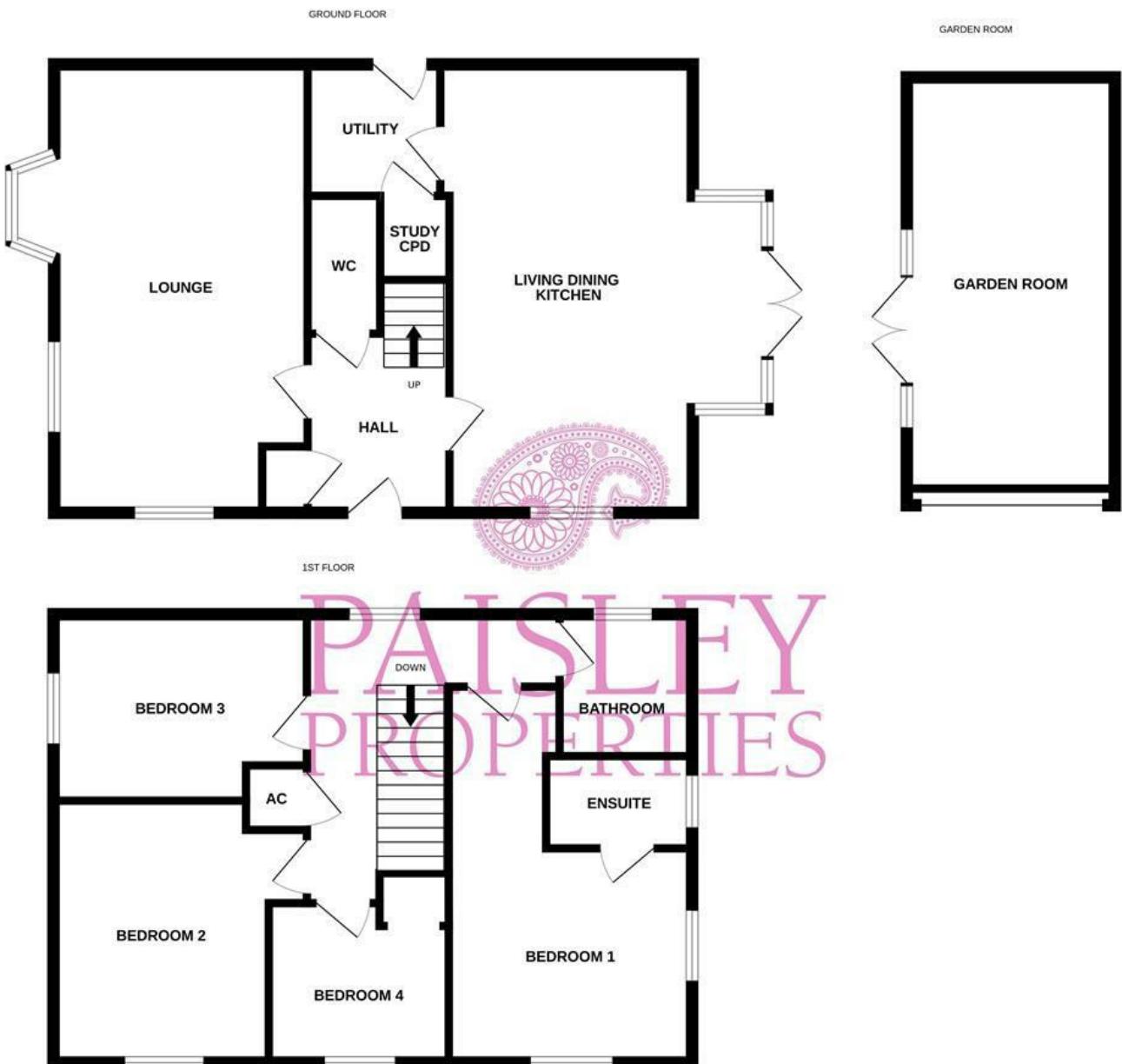
PAISLEY MORTGAGES

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 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	84	93

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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