

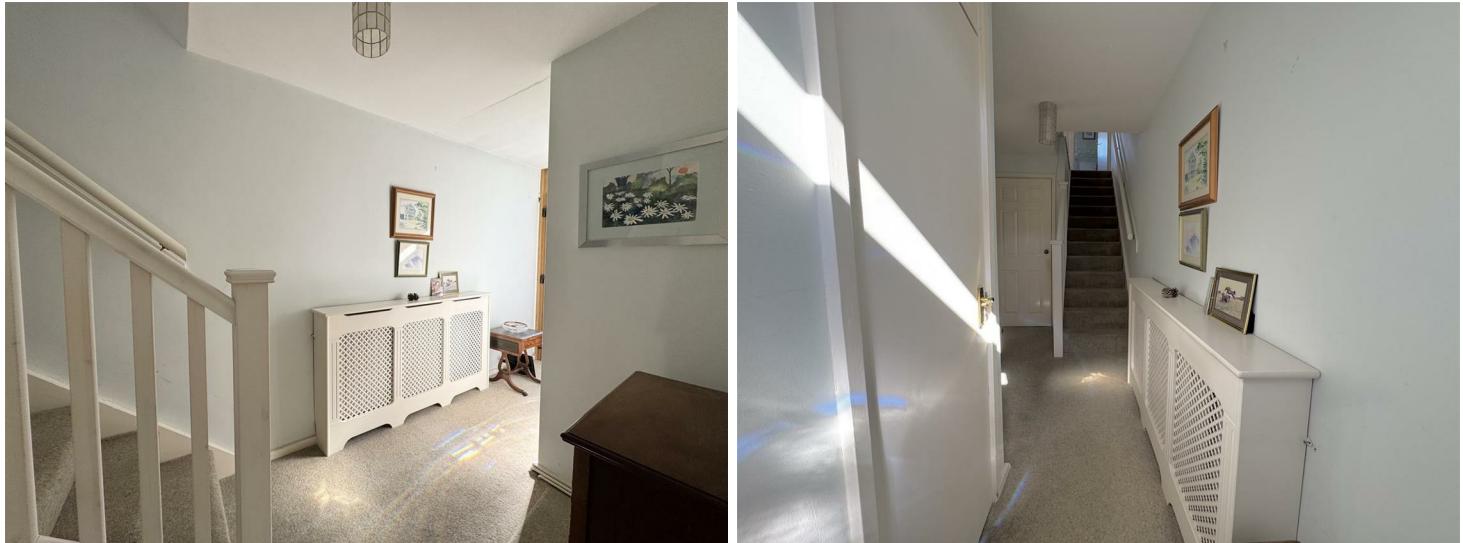


\*\* NO ONWARD CHAIN\*\* THIS SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME IS NEATLY PRESENTED AND BENEFITS FROM BOTH FRONT & REAR GARDENS, AN OPEN GREEN SPACE TO THE FRONT AND SHARED PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

## **ENTRANCE HALLWAY 6'2" apx x 14'6" apx**

You enter the property through an oak effect uPVC door with a stained glass decorative panel into a lovely welcoming hallway where there is ample space to remove outdoor clothing and shoes on arrival before hiding them neatly away in the generous under stairs cupboard. A carpeted staircase ascends to the first floor and doors lead to the guest WC and lounge.



## **GUEST WC 2'6" apx x 5'3" apx max**

Handily positioned just inside the front door of the property, this guest WC is nicely presented and fitted with a concealed cistern WC alongside an attractive bowl style hand wash basin which sits on a timber corner shelf. The room is fully tiled with beige tiles with a decorative mosaic border. Wood effect vinyl flooring runs under foot and a chrome heated towel radiator completes the room. An obscure window allows natural light to enter and a door leads to the entrance hallway.



### **LOUNGE 12'2" apx x 14'3" apx max**

Located to the front of the property with a lovely bay window allowing natural light to flood in, this generous sized lounge has a gorgeous stone effect fireplace with an electric fire as a focal point. There is an abundance of space for lounge furniture and a set of double doors open up to the dining area creating a fabulous entertaining space. A door leads to the entrance hallway.



## DINING KITCHEN 8'11" apx x 18'9" apx

Spanning the rear of the property with two windows looking out into the back garden and a stable style door which leads out there too, this fabulous dining kitchen has distinct areas for preparing food and dining. The kitchen area is fitted with a range of timber base and wall units with dark laminate worktops, black tiled splashbacks and a one and a half bowl stainless steel sink with mixer tap over. Cooking facilities comprise of a gas four burner hob with a concealed extractor fan over and a double electric fan oven. There is space and plumbing for both a washing machine and a dishwasher. Beech effect laminate flooring runs under foot and a spotlight bar nestled between fake beams to the ceiling lights up the room. To one end of the room is a good sized dining area with a central chrome light fitting over the table. A set of double doors opens into the lounge.





#### **FIRST FLOOR LANDING 8'4" apx x 6'3" apx max**

A carpeted staircase ascends from the entrance hallway to the first floor landing which is light and airy and has a hatch giving access to the loft. There is a large storage cupboard suitable for bedding and linen. Doors lead to the three bedrooms and shower room.

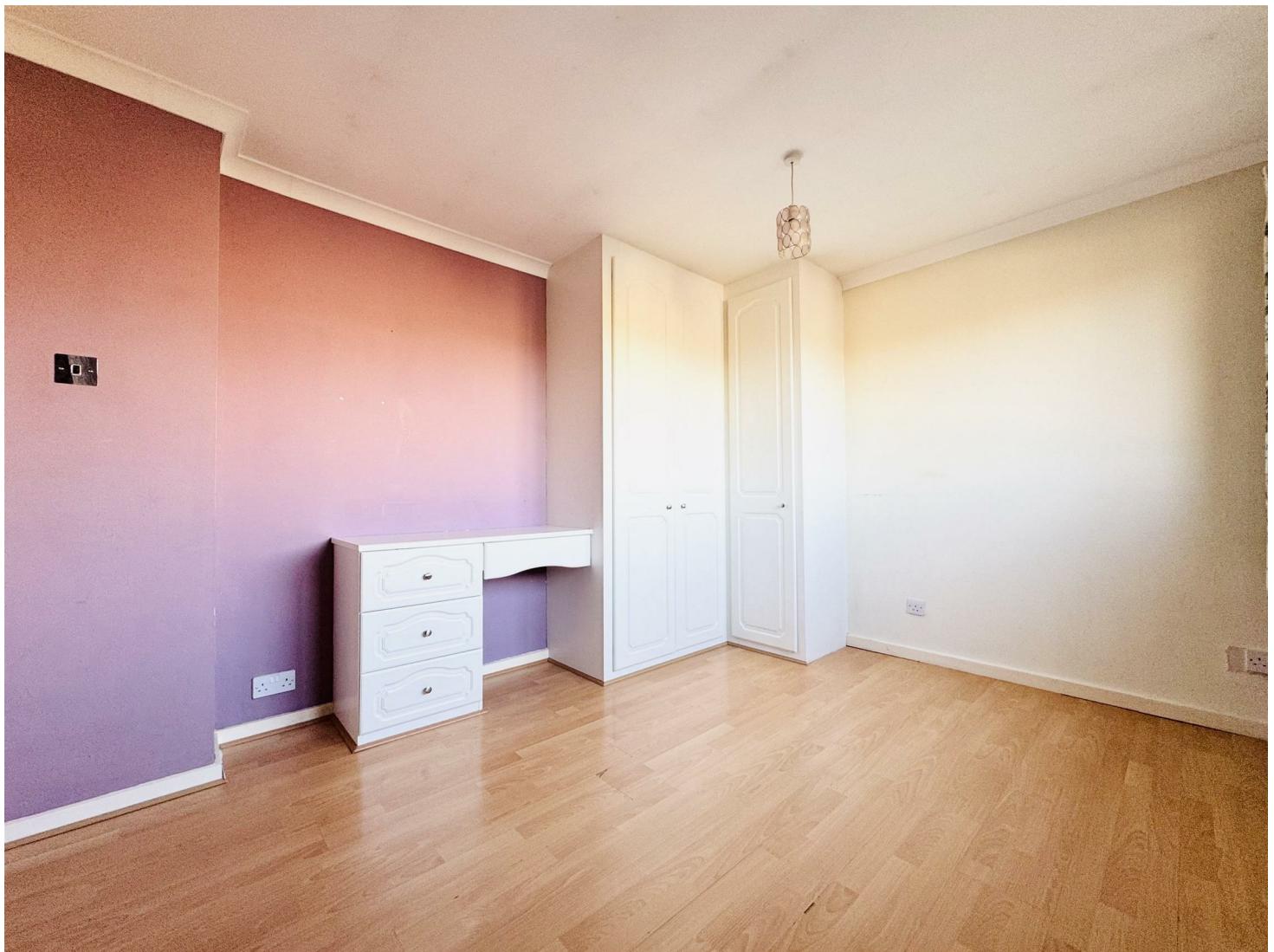
#### **BEDROOM ONE 13'4" apx x 12'2" apx max**

Positioned to the front of the property with a large window overlooking the garden and the green space beyond this good sized double bedroom benefits from mirror sliding wardrobes to one wall providing a great amount of storage. There is ample space for further items of freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM TWO 9'8" apx x 12'2" apx max**

The second double bedroom can be found to the rear of the property with a window overlooking the rear garden. It benefits from fitted bedroom furniture which includes a wardrobe and a matching dressing table. There is further space to accommodate freestanding items of bedroom furniture. Beech effect laminate flooring runs under foot and a door leads to the landing.



### **BEDROOM THREE 8'8" apx x 8'4" apx max**



Also located to the front of the property with a window looking out to the garden and green space beyond, this third bedroom is of a good size and would easily accommodate a single bed and other items of bedroom furniture. A set of sliding wardrobes are installed along one wall providing a great amount of storage. There is a further built-in cupboard over the staircase bulkhead. A door leads to the landing.

### **HOUSE SHOWER ROOM 6'10" apx x 5'5" apx**

This modern shower room is fitted with a white suite comprising of a low-level WC alongside a shell design a pedestal hand wash basin with chrome taps and a large step in shower enclosure with an electric shower. The room is fully tiled with a combination of subtle green marble effect tiles with a decorative border. Black tile effect vinyl flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the landing.



## EXTERIOR



Externally, the property benefits from gardens to both the front and the rear which are both well established and planted with trees and shrubs. The front garden has a lawned area and a path up to the front door. The rear garden again has a lawn, a patio area perfect for alfresco dining and a garden shed for storage. To the front of the property is an open green space which is maintained by the council.





## PARKING

To the rear of the property is a shared parking area and the potential to be able to rent a garage from the council.

## **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 A

### PROPERTY CONSTRUCTION:

Standard brick and block

### PARKING:

Shared Parking

### RIGHTS AND RESTRICTIONS:

### 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 /

There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.

\*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**

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.

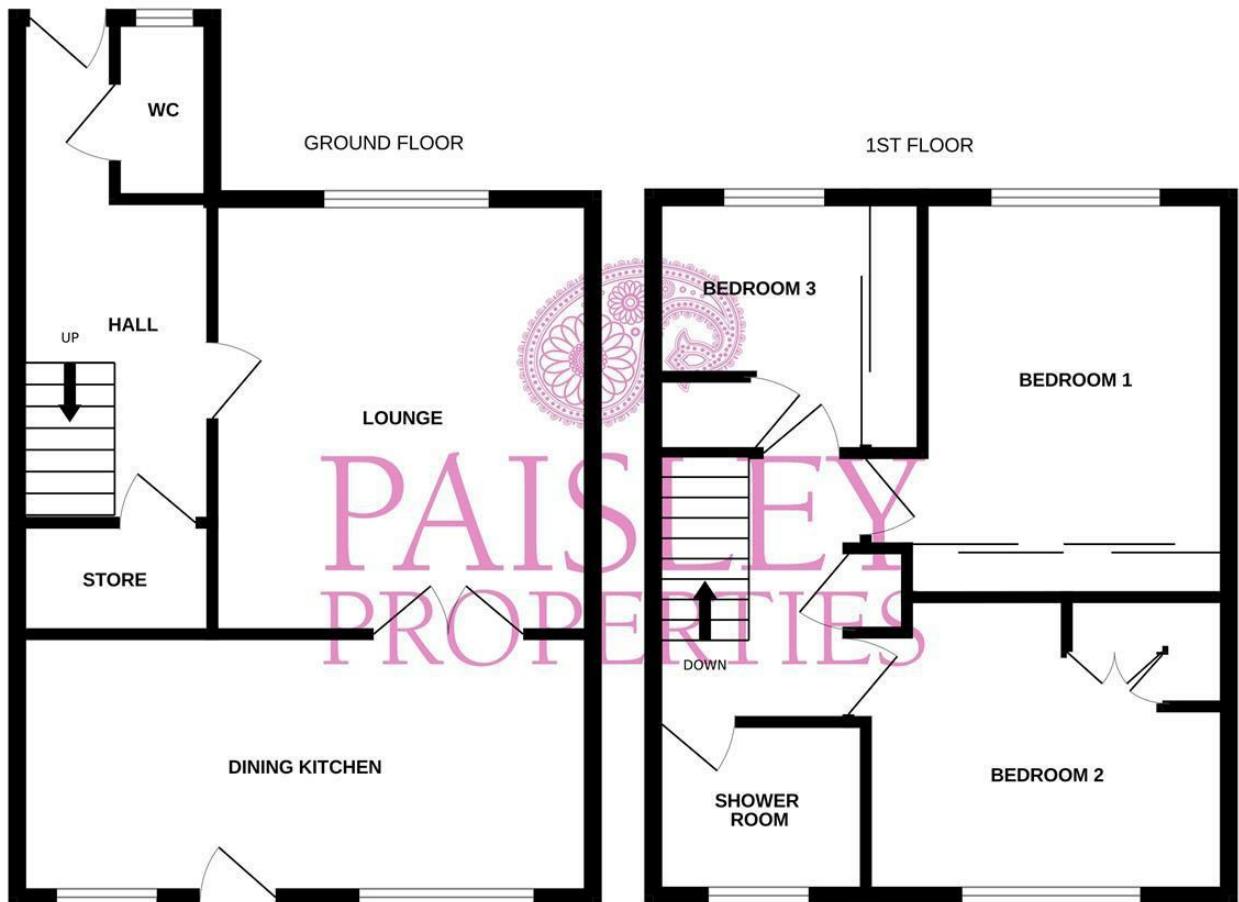
## **PAISLEY MORTGAGES**

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. \*

## **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](mailto: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	

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	

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