11 Lea Head,
Shepley HD8 8EN

OFFERS AROUND
£375,000















NO ONWARD CHAIN**INTERNAL VIEWING ADVISED** THIS BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME BOASTS OPEN PLAN LIVING ACCOMMODATION, CONSERVATORY, REAR PRIVATE GARDEN, GARAGE & DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

OPEN PLAN LIVING DINING KITCHEN 11'1" apx x 35'1" apx





You enter the property through a composite door into a stunning open plan living dining kitchen with sleek lines. Solid Wood flooring runs under foot throughout the whole space and windows to triple aspects flood the room with natural light.

The kitchen area is fitted with a range of concrete effect gloss base units with low profile white worktops and an inset single bowl sink with mixer tap. Cooking facilities include a five ring induction hob with an angled white glass extractor fan over, a NEFF hide and slide oven and an integrated NEFF multifunction microwave. Integrated appliances include a slimline dishwasher, washing machine and a tall fridge freezer and there are integrated refuse bins too. A white tall decorative radiator finishes off the space. A breakfast bar provides an informal dining solution and there is space in the adjacent dining area for a good sized table. Spotlights to the ceiling and a low hanging feature light over the breakfast bar light the space beautifully.

The lounge area has a log burner in an inglenook fireplace as a focal point and modern panelling to one wall adds a classic touch. A central glass and crystal light fitting adds elegance. A set of French doors open out into the conservatory.

A door leads into an understairs cupboard which has a side facing window, perfect for storage, which in turn leads into the garage. Hidden to one corner is the carpeted staircase which ascends to the first floor.







CONSERVATORY 8′8″ apx x 14′2″ apx




This great addition to the rear of the property has oak effect laminate flooring underfoot, rosewood effect frames and a polycarbonate roof. A set of French doors lead out to the garden and a further set lead back into the lounge area.

The garden is enclosed and private with a paved area down the side of the property, artificial lawn and a raised decked area perfect for al fresco dining or relaxing in the sunshine.

FIRST FLOOR LANDING 6′2″ apx x 6′5″ apx
A carpeted staircase ascends from the lounge to the first floor landing which is light and airy courtesy of a side facing window. A hatch gives access to the loft. Oak doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 11'0" apx x 14'0" apx





Stylishly decorated, this gorgeous master bedroom is simply the perfect place to retire to at the end of a busy day. Painted in pale olive tones with panelling to one wall, the room has an abundance of space for freestanding items of bedroom furniture. A window looks over the garden to the rear and doors lead to the ensuite and landing.

ENSUITE 5′10″apx x 5′5″ apx



Well designed to maximise the space on offer, this contemporary ensuite is fitted with a large walk-in double shower with a rainfall showerhead and a white low level WC with an eco-friendly compact hand wash cistern with mixer tap. The room is partially tiled with grey polished porcelain tiles and coordinating grey vinyl flooring underfoot. An obscure window allows natural light to enter and a doorway leads to the bedroom.

BEDROOM TWO 9'3" apx x 11'1" apx





Again located towards the front of the property with a window looking out to the street, this charming third double bedroom has modern painted panelling to one wall, neutral décor and ample space to accommodate freestanding items of bedroom furniture. A door leads to the landing.

BEDROOM THREE 8'9" apx x 9'5" apx





Positioned to the front of the property with a window looking out to the street, this good size double bedroom has ample space to accommodate freestanding items of bedroom furniture. A door leads to landing.

BEDROOM FOUR 7'10" apx x 6'5" apx

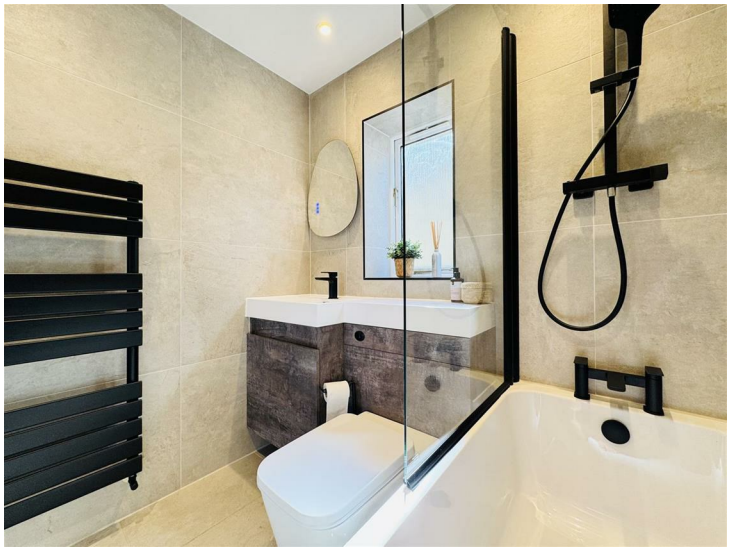




Enjoying a view over the tennis courts and park from its window, this fourth bedroom is used as an office by the current owners but would easily accommodate a single bed and associated items of bedroom furniture. A door leads to the landing.

HOUSE BATHROOM 6'3" apx x 5'2" apx





This modern bathroom is fitted with a deep bath with a mixer tap and a rainfall shower with handheld shower attachment and protective glass screen. This sits alongside a timber effect vanity suite incorporating cupboards with an integrated hand wash basin with black taps and a concealed cistern WC. The room is fully tiled with beige matt tiles which also continue underfoot. An illuminated mirror over the wash basin adds a touch of luxury. Spotlights to the ceiling and a black heated towel radiator complete the room. An obscure window allows natural light to enter and a door leads to the landing.

REAR GARDEN





To the rear of the property sits an enclosed private wrap around garden which has a paved patio area to the side of the property, artificial turf and a raised decked area perfect for garden furniture. A gate gives access to the front of the property.







FRONT, PARKING & GARAGE
To the front of the property is a driveway which leads to a single garage with an electric roller shutter door, light and power. At the rear of the garage is a door leading out to the garden.

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:
Standard

PARKING:
Garage / Driveway

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.
*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 xxx 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.

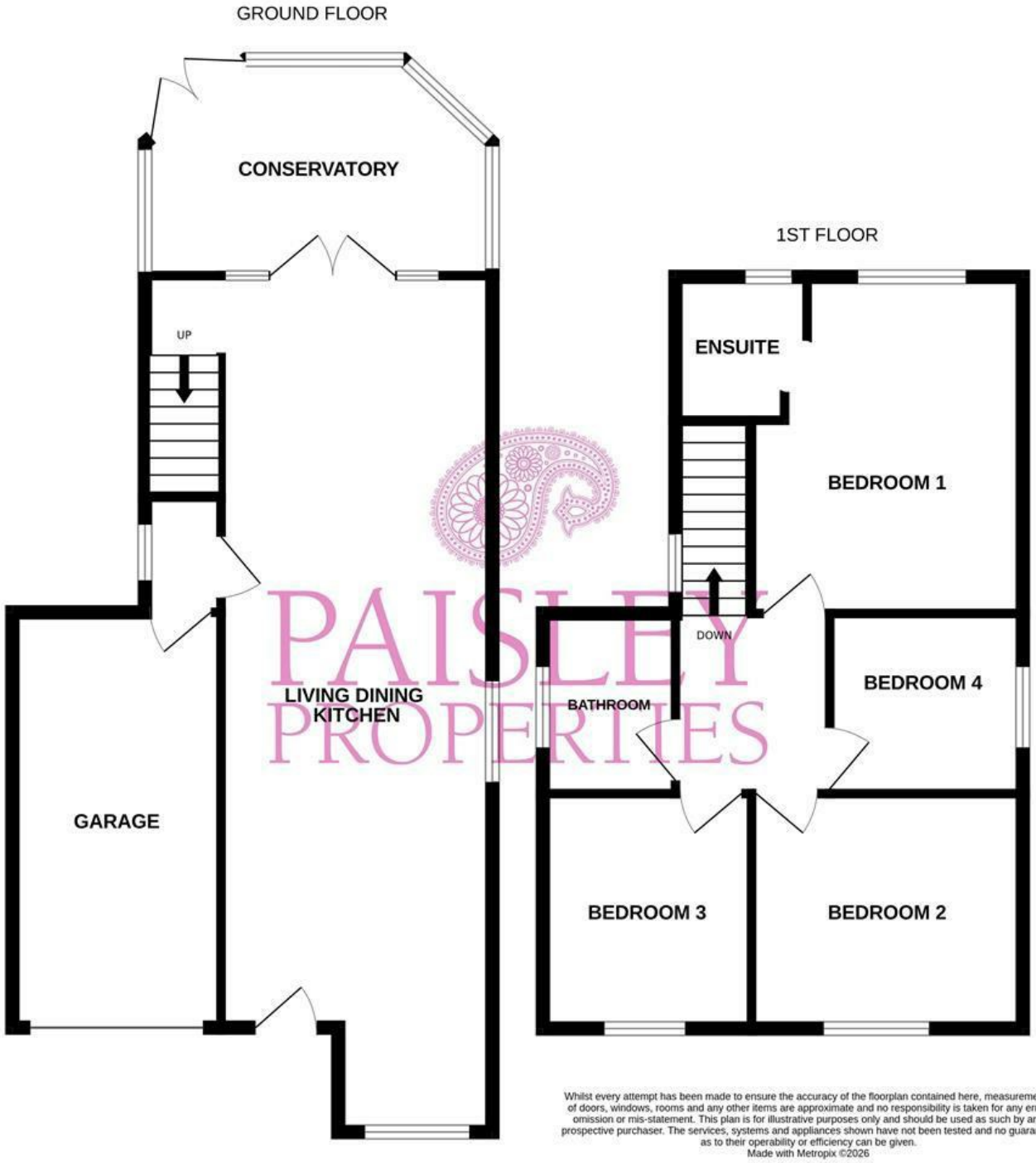
PAISLEY PROPERTIES

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.

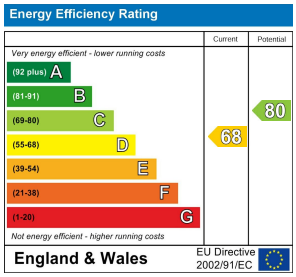
PAISLEY MORTGAGES

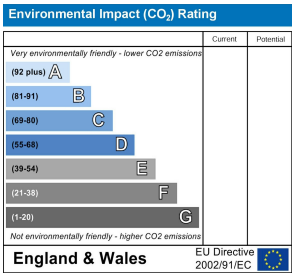
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *



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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