

12 Grange Ash Close,
Flockton WF4 4FF

£300,000



THIS WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME BENEFITS FROM DRIVEWAY PARKING LEADING TO A DETACHED GARAGE AND A GOOD SIZED ENCLOSED SIDE GARDEN.
£2000 STAMP DUTY CONTRIBUTION

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 6'5" apx x 7'6" apx max

You enter the property through a composite door into a welcoming entrance hallway where there is space to remove outdoor clothing on arrival. A carpeted staircase ascends to the first floor and doors lead to the lounge, downstairs WC and dining kitchen.

LOUNGE 10'6" apx x 17'9" apx max

Flooded with natural light from windows to dual aspects, this lovely spacious lounge boasts neutral decor and carpet underfoot. A door leads to the entrance hallway.

**DOWNSTAIRS WC 3'1" apx x 4'9" apx max**

Handily located off the entrance hallway, this guest WC is stylishly presented and fitted with a low level WC and wall mounted hand wash basin with mixer tap. A door leads to the hallway.



DINING KITCHEN 8'6" apx x 17'8" apx max

Spanning the full depth of the property and enjoying views out to the rear garden from not only two windows but also a set of French doors too, this modern kitchen is fitted with cream gloss base and wall units, laminate worktops and upstands and a stainless steel sink and drainer with mixer tap. Cooking facilities comprise of an induction hob with stainless steel extractor fan over and a single electric fan oven. Integrated appliances include a dishwasher and a tall fridge freezer. A breakfast bar provides informal dining space if desired but there is a generous dining area which would accommodate a good sized table. Wood effect LVT flooring runs underfoot and there are spotlights to the ceiling completing the room. Doors lead to the entrance hallway and utility room.



UTILITY ROOM 5'5" apx x 5'7" apx max

Positioned to the rear of the property this utility room continues the same theme as the kitchen having grey base and wall units. There is space and plumbing for a washing machine and room to accommodate a tumble dryer too. The property's central heating boiler is neatly concealed in a cupboard. An obscure window allows light to enter and a part glazed door leads out to the rear of the property. An internal door leads into the kitchen.



FIRST FLOOR LANDING 4'2" apx x 12'1" apx max

A carpeted staircase ascends from the entrance hallway to the first floor landing which benefits from a rear facing window, a generous built in cupboard, a loft hatch and doors leading to the three bedrooms and house bathroom.

BEDROOM ONE 13'2" apx x 14'2" apx max

Positioned to the front of the property with views over the quiet street from its window, this generous double bedroom has ample space for freestanding bedroom furniture. The room has neutral décor and carpet underfoot. Doors lead to the en-suite and landing.



ENSUITE 5'10" apx x 5'8" apx max

This contemporary ensuite is fitted with a matching low level WC and pedestal wash basin with mixer tap alongside a walk in shower enclosure. The room is fully tiled with grey tiles and there is wood effect vinyl flooring underfoot. A white heated towel rail and a flush light fitting complete the room. An obscure window allows natural light to enter and a door leads to the bedroom.



BEDROOM TWO 10'10" apx x 9'8" apx max

This second double bedroom also has a front facing window looking out to the quiet street and ample space for freestanding bedroom furniture alongside a built in cupboard. A door leads to the landing.



BEDROOM THREE 8'10" apx x 7'4" apx max

Having a side facing window looking out to the street, this third bedroom is ideal as a child's bedroom, dressing room or home office. There is ample space to accommodate a single bed and related items of furniture. A door leads to the landing.



HOUSE BATHROOM 6'7" apx x 5'5" apx max

This contemporary bathroom is fitted with a white three piece suite comprising a low level WC, pedestal hand wash basin and a bath both with mixer taps. Neutral coloured tiles adorn the walls and vinyl flooring runs underfoot. Spotlights to the ceiling complete the room. An obscure window allows natural light to enter and a door leads to the landing.



EXTERIOR & GARAGE 10'9" apx x 20'5" apx max

The property sits on a corner plot with a wrap around garden which is open to the roadside and has a long driveway stretching along the front to a detached garage which has an up and over door, light and power. A timber gate leads to the enclosed side garden which is of a good size with a patio area adjacent to the house and a further gravelled seating area at the end of the garden which is laid to lawn.



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

PROPERTY CONSTRUCTION:
Standard brick and block
The property has a new build warranty on it through 2029

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 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 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 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

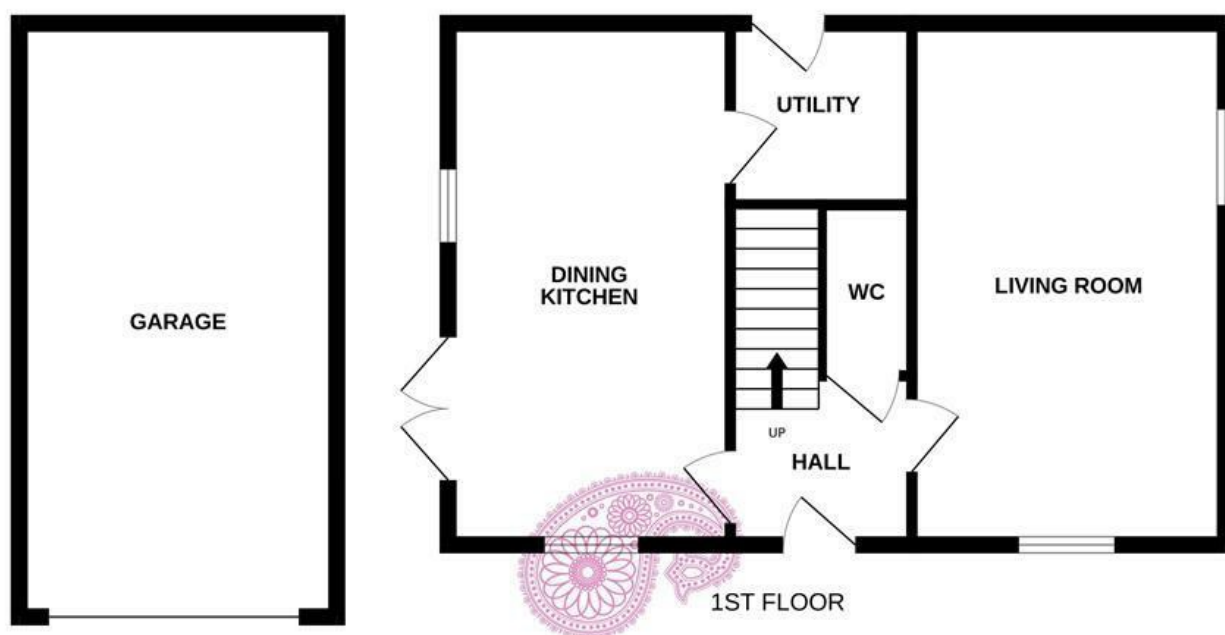
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

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

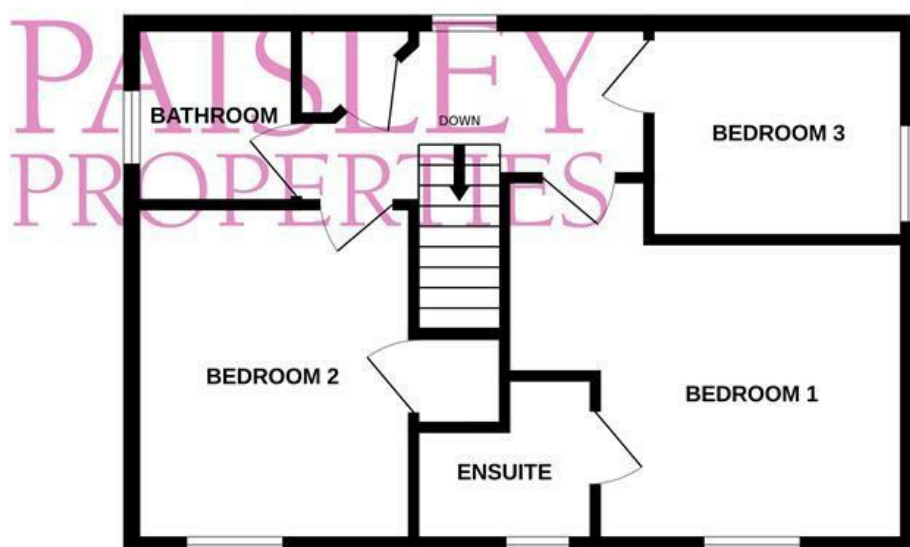
PAISLEY SURVEYORS

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.

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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		83	
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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