23 Foxglove Drive, Kirkburton HD8 0ZH

OFFERS AROUND £415,000

NO ONWARD CHAIN LOCATED ON THE RECENT REDROW DEVELOPMENT IN HIGHBURTON, THIS NEUTRALLY DECORATED WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY IS JUST MOVE IN READY AND BOASTS SPACIOUS ROOM SIZES, AMPLE OFF ROAD PARKING, AN INTEGRAL GARAGE AND AN ENCLOSED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING B

PAISLEY PROPERTIES

SUMMARY

Located in a lovely position on the Redrow development at Highburton with open space to the front, this beautifully presented family home is offered to the market with no onward chain. It offers spacious accommodation briefly comprising:- entrance hallway, lounge, dining kitchen, orangery, utility room, downstairs WC, four double bedrooms, one with ensuite and a house bathroom. The property also benefits from driveway parking, an integral garage and an attractively landscaped enclosed rear garden. The amenities of the villages of both Highburton and Kirkburton are a short walk away where there are range of independent shops, salons, eateries, library, a doctors, dentist, chemist and well regarded primary and middle schools. The property is well placed for commuting having easy access to the motorway network and good transport links to nearby towns.

ENTRANCE HALLWAY 5'4" apx x 3'2" apx

You enter the property through a part glazed composite door into the entrance hall which has space to remove coats and shoes. A staircase ascends to the first floor and a door opens to the lounge.

LOUNGE 11'1" apx x 15'3" apx

This lovely lounge is decorated in neutral tones and is filled with natural light courtesy of the large front facing window. There is a good amount of space for furniture and doors lead to the entrance hall and dining kitchen.

DINING KITCHEN 17′5″ apx x 10′8″ apx

Spanning the width of the property with a window looking out into the rear garden, this modern dining kitchen is fitted with a range of pale sandstone wall and base units, laminate work tops with matching up-stands and a one and a half bowl stainless steeel sink and drainer with mixer tap over. Integrated appliances include an electric double oven, four ring gas hob with a stainless steel extractor fan over, fridge freezer and dishwasher. To one end of the room there is ample space for a dining table and chairs and a useful understairs cupboard provides extra storage for household items. A large square opening extends through to the orangery which allows the room to be filled with natural light. Grey ceramic tiles run underfoot and spot lights complete the room. Doors lead to the lounge, cupboard and utility room.

ORANGERY 12′0″ apx x 10′2″ apx

Extending from the dining kitchen this beautiful addition to the property is simply flooded with natural light from all sides and from the lantern roof too making it a perfect space to sit and relax and enjoy views of the garden. Grey ceramic floor tiles run underfoot and spotlights to the ceiling complete the room. French doors lead to the garden.

UTILITY ROOM 7′3″ apx x 6′3″ apx max

This handy utility room is fitted with the same attractive wall and base units as the kitchen, one of which neatly houses the property's central heating boiler, with laminate worktops and a single bowl sink and drainer with mixer tap over. There are spaces for both a washing machine and a tumble dryer. Grey wood effect LVT flooring runs underfoot. Doors lead out to the garden and to the WC and kitchen.

DOWNSTAIRS WC 6′3″ apx x 3′1″ apx

Fitted with a two piece white suite including a low level WC and wall mounted hand wash basin with grey tiled splashback this practical guest WC has grey wood effect LVT flooring and neutral décor. An obscure window allows natural light to enter and a door leads to the utility room.

FIRST FLOOR LANDING 10′1″ apx x 4′6″ apx

A carpeted staircase ascends to the first floor landing which is light and airy with a hatch allowing access to the loft and a large cupboard housing the property's hot water cylinder and providing some shelved storage. Doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 13′7″ apx x 11′1″ apx

Simply flooded with natural light from a front facing window, this lovely master bedroom benefits from fitted wardrobes to one wall, neutral décor and carpet underfoot. Doors lead to the ensuite and landing.

ENSUITE 6′5″ apx x 5′5″ apx

This contemporary en-suite is fitted with a low level WC, vanity unit with a handwash basin with mixer tap and a double shower cubicle with a thermostatic mixer shower. Grey tiles adorn the walls in the shower area and pale wood effect LVT flooring runs underfoot. Spotlights to the ceiling and a chrome heated towel radiator complete the room. A front facing obscure glazed window allows natural light to enter and a door leads to the bedroom.

BEDROOM TWO 9′4″ apx x 12′4″ apx

Positioned to the front of the property with a window looking out to the quiet street and green space, this good sized bedroom has ample space for freestanding bedroom furniture. A door leads to the landing.

BEDROOM THREE 13′1″ apx x 13′7″ apx

Located to the rear of the property with views of the garden and Emley Moor Mast beyond, this double bedroom has sliding wardrobes for storage and plenty of room for further items of freestanding bedroom furniture. The room is neutrally decorated with carpet underfoot. A door leads to the landing.

BEDROOM FOUR 12′5″ apx x 8′7″ apx

HOUSE BATHROOM 6′2″ apx x 8′10″ apx

FRONT, PARKING & GARAGE

To the front of the property is a driveway for two vehicles which sits in front of an integral garage which has an up and over door, light and power. There is also an open lawned garden space sitting alongside the drive. with a planted border to one side.

REAR GARDEN

To the rear of the property is an attractive enclosed garden which has a paved area adjacent to the house, a raised lawn and a paved seating area too perfect for al fresco dining or simply relaxing in the summer months.

MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:
There is a development management charge for maintenance of the green areas - amount TBC.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band E

PROPERTY CONSTRUCTION:
Standard brick and block
The property has a new build warranty on it through 2028

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 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.

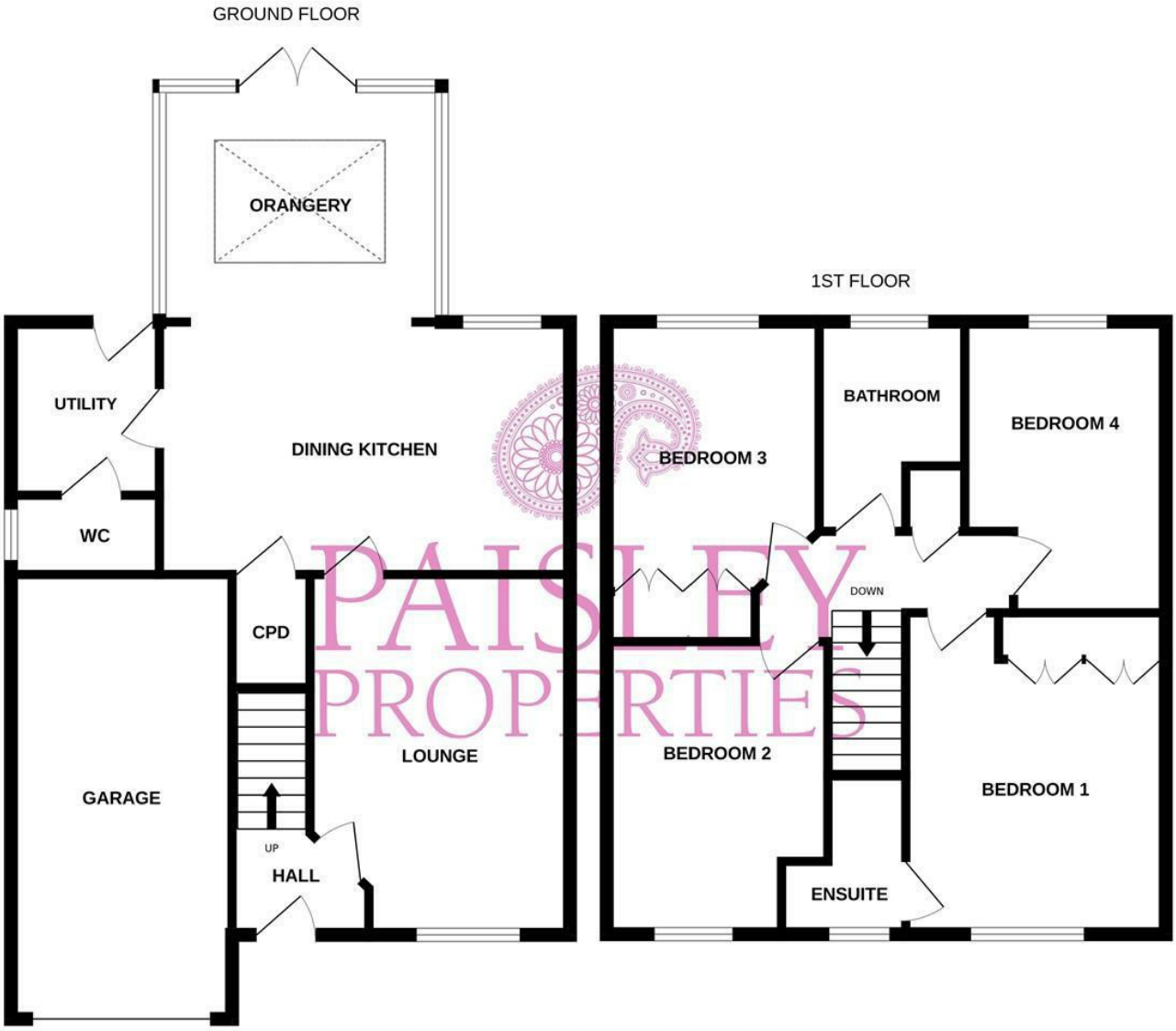
PAISLEY PROPERTIES

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 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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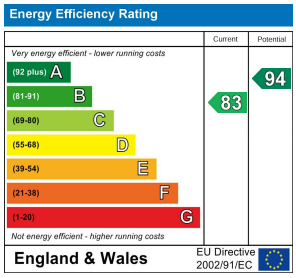

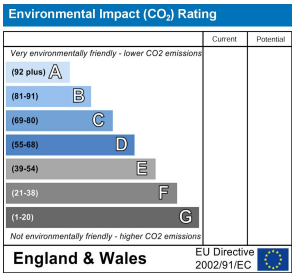

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

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