



SITTING ON A LARGE CORNER PLOT THIS FANTASTIC TWO BEDROOM SEMI-DETACHED TRUE BUNGALOW BOASTS A MODERN KITCHEN AND BATHROOM FITTINGS, PAVED REAR GARDEN AND OFF ROAD PARKING.

FREEHOLD / KIRKLEES COUNCIL TAX BAND A / ENERGY RATING: D

ENTRANCE PORCH 3'8" x 3'6" max

You enter the property through a UPVC door into the entrance porch. A door leads into the lounge.

LOUNGE 10'10" x 14'0" max

Positioned to the front of the property with a large window looking out onto the quiet cul de sac, this lovely lounge has an electric fire in a wooden painted surround as a focal point. There is practical wood effect laminate flooring underfoot. A door leads into the hallway.



HALLWAY 11'1" x 2'9" max

This light hallway has laminate flooring underfoot, doors lead to the kitchen, lounge, bathroom and two bedrooms.

KITCHEN 7'4" x 11'6" max

This modern kitchen is flooded with natural light from a rear facing window overlooking the garden. It is fitted with cream base and wall units. grey roll top laminate worktops, tiled splashbacks and a stainless steel sink with mixer tap over. Cooking facilities comprise of a white electric oven and gas hob with extractor fan over. There is vinyl flooring underfoot. A UPVC door provides access to the rear garden space. A door leads into the hallway.



BATHROOM

This L-shaped contemporary shower room is fitted with a white three piece suite comprising of a pedestal wash basin, low level W.C. and walk in shower enclosure with electric shower. The room is partially tiled with white tiles and an obscure window allows natural light to enter. Vinyl flooring and spotlights complete the look.



BEDROOM ONE 10'0" x 10'11" max

This spacious double bedroom can be found to the front of the property and has a front facing window overlooking the quiet cul de sac. There is ample space to accommodate freestanding bedroom furniture. A door leads into the hallway.



BEDROOM TWO 9'4" x 8'5" max

A second double bedroom this time with a window looking out onto the rear garden, there is room for freestanding bedroom furniture. A door leads into the hallway.



EXTERIOR

The property sits on a generous sized plot with a large lawned area to one side. A path leads to the front of the property and around the side of the bungalow to the rear garden. To the rear there is a paved area with a garden shed for storage.



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.

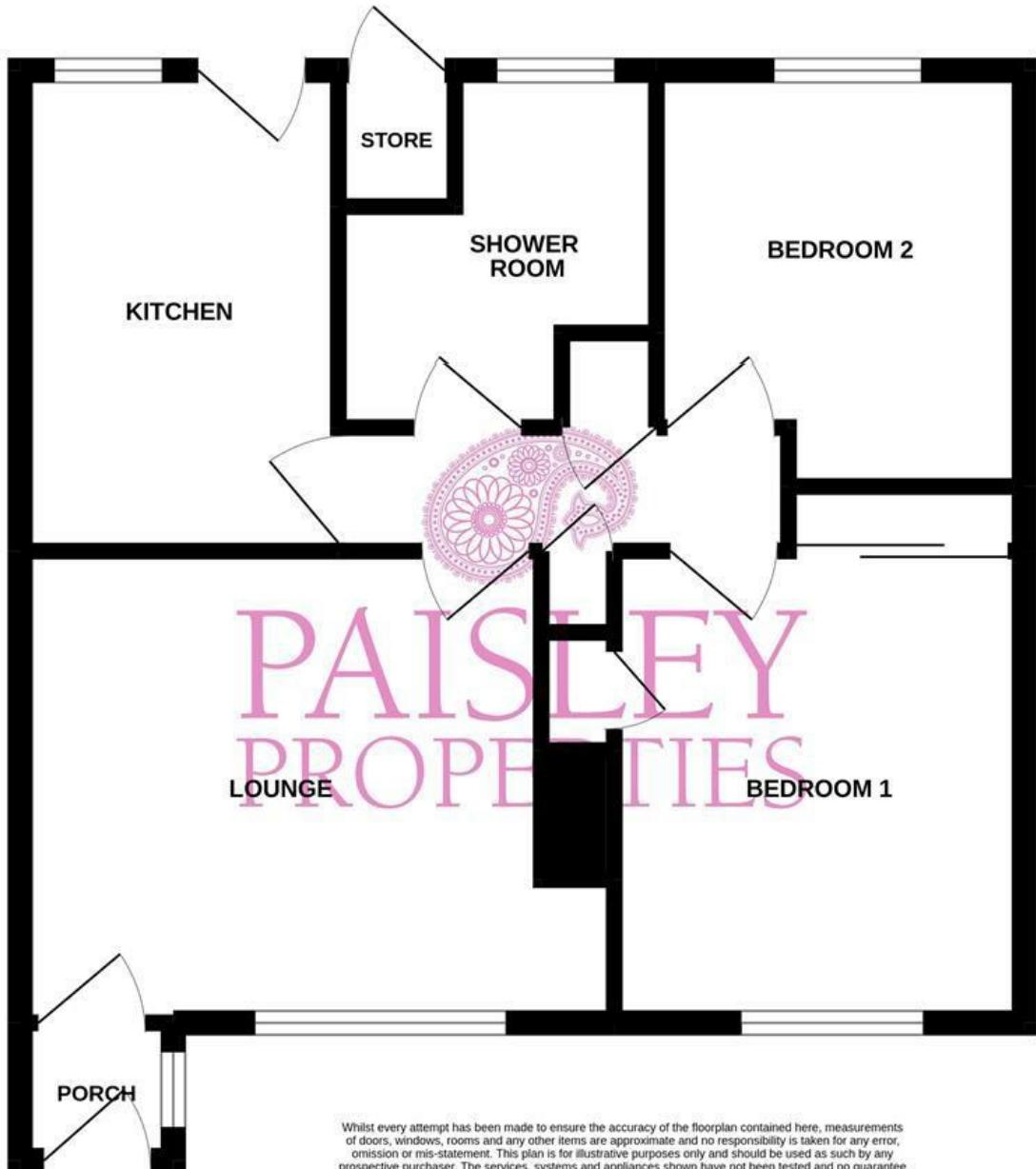
PAISLEY MORTGAGES

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 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.

Made with Metropix ©2022

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 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	

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

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

