21 Tailors Green, Shepley HD8 8GN

OFFERS AROUND
£400,000

NO ONWARD CHAIN
THIS IMPRESSIVE FOUR BEDROOM NEW BUILD PROPERTY IS FINISHED TO A WONDERFUL STANDARD AND IS READY AND WAITING FOR YOU TO PUT YOUR STAMP ON IT! BOASTING SPACIOUS ACCOMMODATION OVER THREE FLOORS, GARDENS, DRIVEWAY PARKING AND A DETACHED SINGLE GARAGE.

FREEHOLD / COUNCIL TAX BAND: E / ENERGY RATING: B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3′2″ apx x 4′5″ apx

You enter the property through a part glazed composite door into a welcoming entrance hallway which has hardwearing matting underfoot, a carpeted staircase ascending to the first floor landing and a door leading to the lounge.

LOUNGE 11′10″ apx x 17′5″ apx

Simply flooded with natural light from windows to dual aspects, this spacious lounge is neutrally decorated with pale grey carpet under foot and has ample space for lounge furniture. Doors lead to the entrance hallway and dining kitchen.

DINING KITCHEN 14′4″ apx x 15′4″ apx

Positioned to the rear of the property and enjoying views of the garden from both a window and a set of French doors, this stunning dining kitchen is fitted with gloss grey base and wall units, pale concrete effect laminate worktops and upstands and a one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated appliances include a dishwasher and a tall fridge freezer and there is a co-ordinating washing machine. Cooking facilities comprise of a five burner gas hob with a stainless steel and glass cooker hood over, an electric fan oven and an integrated microwave. The property's central heating boiler is concealed neatly in one of the cupboards and there are integrated refuse bins hidden away too. Two Velux windows allow extra light to flood in to the space, large grey ceramic tiles run under foot and there are spotlights to the ceiling with a pendant light fitting over where there is space for a large dining table. Doors lead to the lounge and to the downstairs WC.

DOWNSTAIRS WC 3′2″ apx x 4′5″ apx

The downstairs WC is fitted with a white concealed cistern WC and a matching compact vanity hand wash basin with mixer tap and a cupboard for storing bathroom essentials. The space is nicely finished with grey tiles behind the WC and basin, and co-ordinating grey tiles underfoot. A spotlight to the ceiling completes the room. A door leads to the kitchen.

FIRST FLOOR LANDING 3′6″ apx x 18′1″ apx

A carpeted staircase ascends from the entrance hallway to the first floor landing which is light and airy courtesy of a large window to one end. The staircase balustrade is white painted with oak accents and continues up to the second floor. A useful lit walk in storage cupboard is perfect for storing household items. Doors lead to two bedrooms and the house bathroom.

BEDROOM THREE 15′5″ apx x 9′3″ apx

This good sized double bedroom benefits from two windows simply flooding it with natural light. The room is neutrally decorated with grey carpet under foot and a pendant light fitting. There is ample space to accommodate bedroom furniture. A door leads to the landing.

HOUSE BATHROOM 6′11″ apx x 7′8″ apx

This contemporary bathroom is fitted with a three-piece white suite comprising a bath with a thermostatic mixer shower over and a protective glass screen, a wall mounted vanity basin with a built-in drawer for storing household items and a concealed cistern WC. The room is partially tiled with grey tiles and there are coordinating large grey tiles underfoot. A large mirror to one wall, spotlights to the ceiling and a chrome heated towel rail complete the room. An obscure window allows natural light to enter and a door leads to the landing.

BEDROOM FOUR 10′9″ apx x 7′9″ apx

This neutrally decorated double bedroom is located to the front of the property with a window looking out to the street. There is ample space for freestanding items of bedroom furniture. Grey carpet runs underfoot and there is a pendant light. A door leads to the landing.

SECOND FLOOR LANDING 3′6″ apx x 6′11″ apx

A second staircase with a white and oak painted balustrade leads to the second floor landing. Here there is a further walk-in storage cupboard with light perfect for storing household essentials. A hatch gives access to the loft and doors lead to the two bedrooms and shower room.

BEDROOM ONE 11′0″ apx x 15′5″ max

Flooded with natural light from two windows which look out over the green space for the development and offer countryside views beyond, this fabulous generously sized double bedroom has plenty of space to accommodate freestanding bedroom furniture. Once again this is neutrally decorated with grey carpet under foot and a pendant light. A door leads to the landing.

HOUSE SHOWER ROOM 6′11″ apx x 7′5″ apx

This beautifully presented shower room has a double walk in shower enclosure equipped with a waterfall showerhead and handheld shower attachment, alongside a wall mounted vanity unit with a drawer for storage and a hand wash basin with mixer tap and a concealed system WC. The room is partially tiled with large grey tiles and there are coordinating grey ceramic tiles under foot. Spotlights to the ceiling and a chrome heated towel rail complete the room. A door leads to the landing.

BEDROOM TWO 15′5″ apx x 9′0″ apx

This second generous double bedroom can be found to the rear of the property and has two windows looking out over the garden and to the woodland beyond. Again this room is neutrally decorated with grey carpet underfoot . A door leads to the landing.

FRONT, GARAGE & PARKING

To the front of the property is an opened lawned garden space with low level shrubs planted in the border, a path leads up to the front door. A driveway runs down the side of the property providing parking for multiple vehicles and providing access to an EV charger. At the end of the driveway sits a detached garage which has an electric up and over door, light, power and a side door which leads out to the rear garden. A timber gate provides access to the garden.

REAR GARDEN

To the rear of the property is a private enclosed garden space which is a blank canvas ready to be landscaped. A patio sits adjacent to the house providing a space for garden furniture and for al fresco dining.

MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:

Estate/development charge - Max £250 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band E

PROPERTY CONSTRUCTION:
The property has a new build warranty on it through 2033

PARKING:
Garage / Driveway / Electric car charging point

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 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.

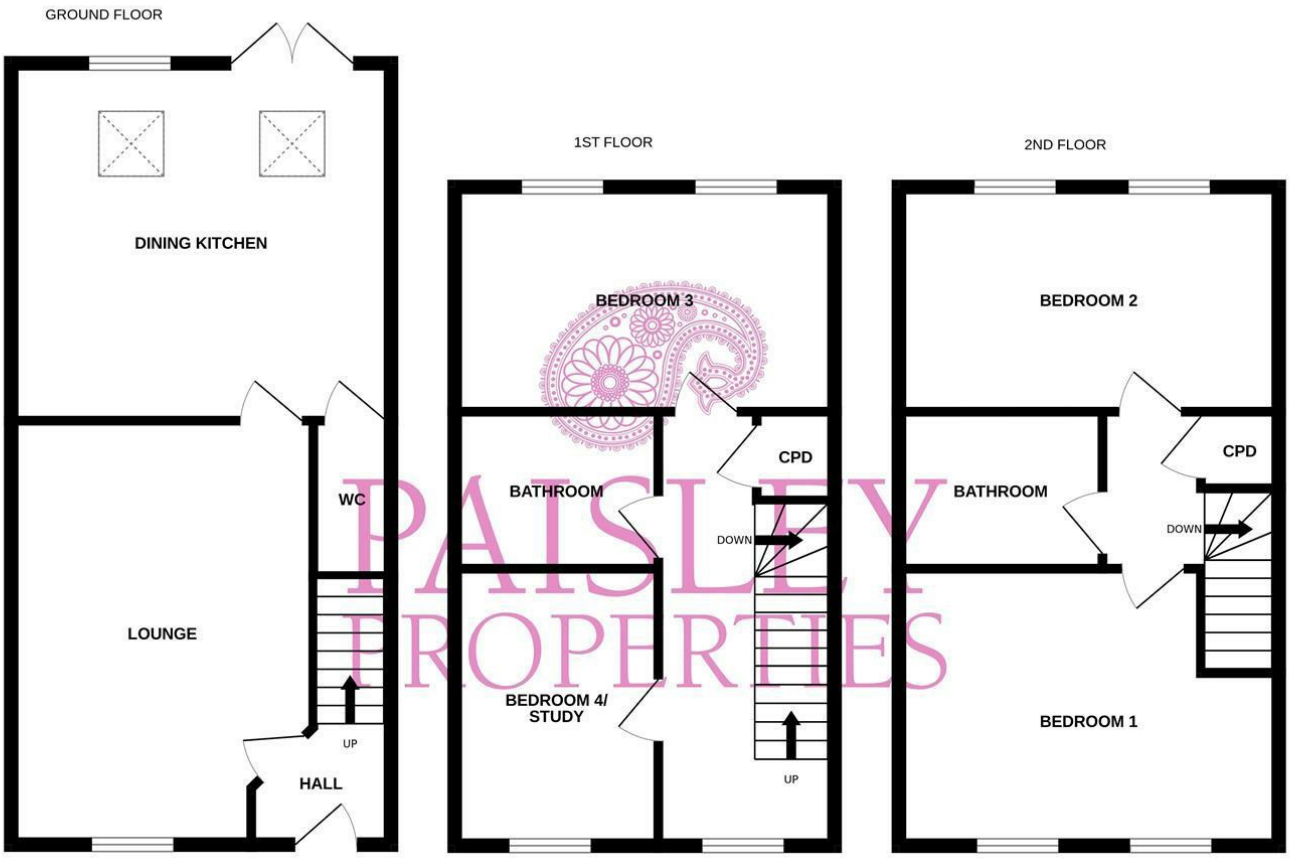
PAISLEY PROPERTIES

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. *



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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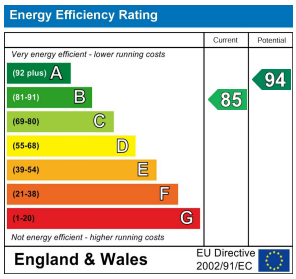

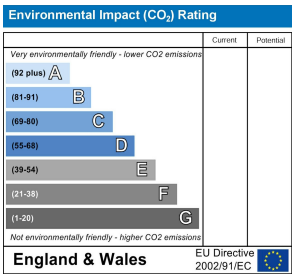

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