



“NO ONWARD CHAIN” THIS IMMACULATE TWO BEDROOM SEMI-DETACHED BUNGALOW HAS BEEN FULLY UPDATED BOTH INTERNALLY AND EXTERNALLY AND IS SIMPLY READY TO MOVE IN. IT BENEFITS FROM A CONSERVATORY TO THE REAR, DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND A GENEROUS PLOT WITH GREENHOUSE AND WORKSHOP.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

ENTRANCE PORCH 3'7" max x 3'6" max

You enter the property through a white UPVC door into a welcoming porch which has grey oak effect laminate flooring under foot and a glazed door leading through into the lounge.

LOUNGE 11'10" apx x 10'10" apx



Positioned to the front of the property with a large window flooding the room with natural light and offering views out to the front garden and quiet street beyond, this lovely lounge has a cosy feel courtesy of a multi fuel stove set into an inset fireplace with a black slate hearth and a wooden mantle. There is ample space for lounge furniture and the added benefit of built-in cupboards and shelving for storage in one of the alcoves. Grey oak effect flooring runs under foot and there is a modern central light fitting illuminating the space beautifully. Glazed internal doors lead to the porch and to the hallway.

HALLWAY 11'1" max x 2'10" max

The hallway has grey oak effect laminate flooring running under foot and a useful built in cupboard for storage. A hatch allows access to the loft which is three quarters boarded with a light and a PIV system. Oak doors lead to the bedrooms and bathroom and glazed doors lead to the lounge and the kitchen.

KITCHEN 11'4" apx x 7'4" apx



Having views into the conservatory/ garden room from its window this contemporary kitchen boasts sleek lines and is fitted with matt grey base and wall units, marble effect laminate worktops and upstands and a single bowl black sink and drainer with mixer tap. Cooking facilities comprise an induction hob with black splashback and stainless steel extractor fan over, an integrated microwave and an electric oven. Integrated appliances include a dishwasher and a tall fridge freezer. Grey oak effect laminate flooring runs underfoot and there are spotlights to the ceiling. A part glazed exterior door leads to the conservatory/garden room and an internal glazed door leads to the hallway.

CONSERVATORY / GARDEN ROOM 10'7" max x 9'7" max



This fabulous addition to the property has provided a beautifully light space to sit and relax or dine enjoying views of the garden. A utility cupboard houses the property's central heating boiler and is plumbed for a washing machine alongside storage for outdoor clothing and household items if desired. Practical grey oak effect vinyl flooring runs underfoot. Doors open to the kitchen and the garden.

BEDROOM ONE 12'4" max into robes x 9'10" max

This large double bedroom is located to the front of the property with a leaded window looking out to the garden. It benefits from sliding wardrobes to one wall and also a further built-in cupboard for storage. It has grey carpet under foot, neutral décor and a pendant light fitting. A door leads to the hallway

BEDROOM TWO 9'3" max into robes x 8'4" max

The second double bedroom is located to the rear of the property and again benefits from sliding wardrobe doors to one wall and neutral décor. A large window looks out to the garden and a door leads to the hallway.

BATHROOM 7'9" max x 7'7" max



This lovely L-shaped bathroom has been fitted with a contemporary three-piece white suite comprising a bath with a thermostatic mixer shower over and glass protective screen alongside a pedestal hand wash basin with mixer tap and a low-level WC. The walls are fully tiled with pale grey glossier tiles and there are coordinating grey ceramic tiles running underfoot. 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 hallway.

FRONT & PARKING



To the front of the property sits an open lawned garden and a driveway which provides parking for multiple vehicles. A path leads down to the front porch and then carries on round the side of the property to the rear garden. At the side of the property is a greenhouse, perfect for the green fingered gardener.

REAR GARDEN & WORKSHOP 9'1" max x 17'9" max



To the rear of the property is a good sized garden which has an Indian stone patio area, a raised timber decked space perfect for outdoor furniture and a lawned area. There is also a workshop which has both power and light and a side facing window and a personnel door from 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 A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available

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 100 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.

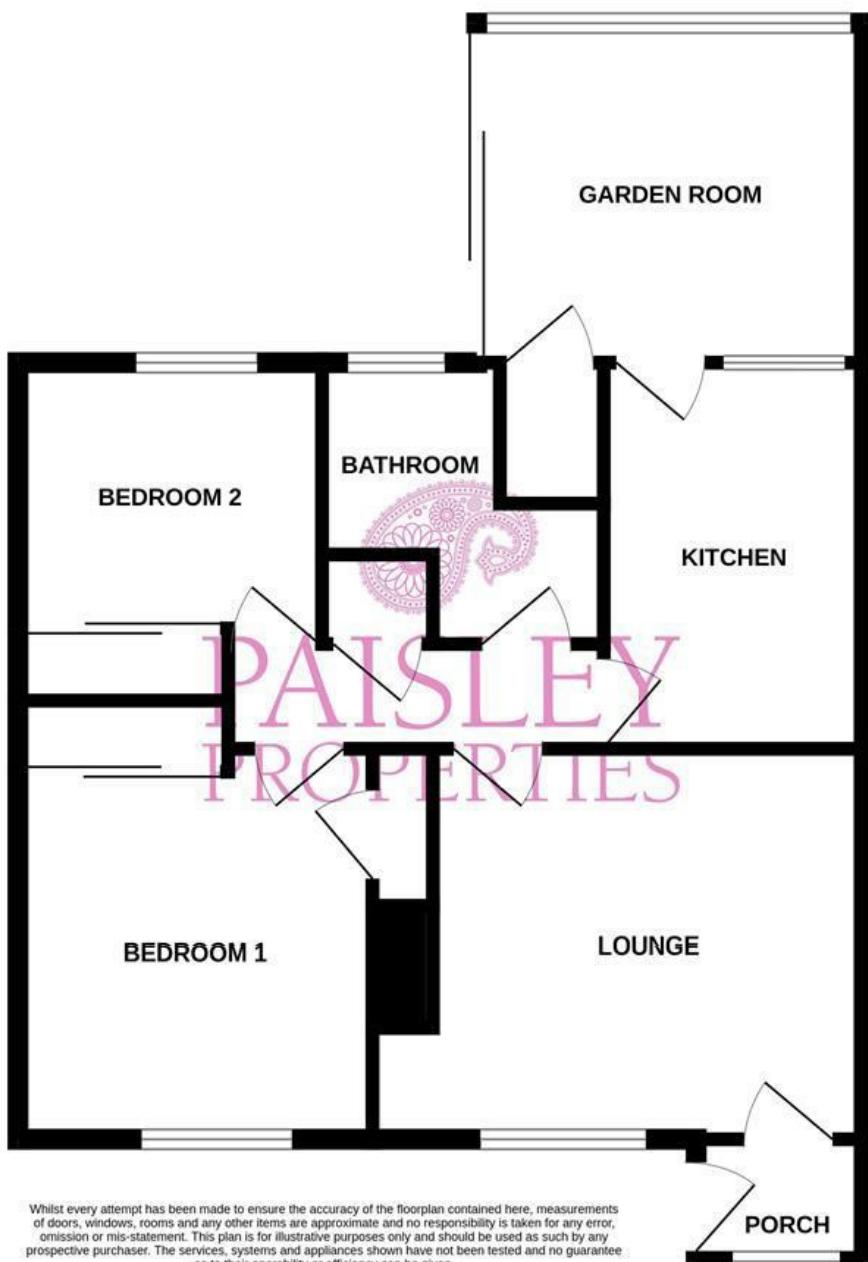
PAISLEY MORTGAGES

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.



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

