



THIS BEAUTIFUL FOUR BEDROOM DETACHED HOME WITH LARGE OPEN PLAN LIVING SPACE SITS ON A CORNER PLOT WITH GARAGE AND PARKING ON A QUIET STREET IN SHEPLEY.

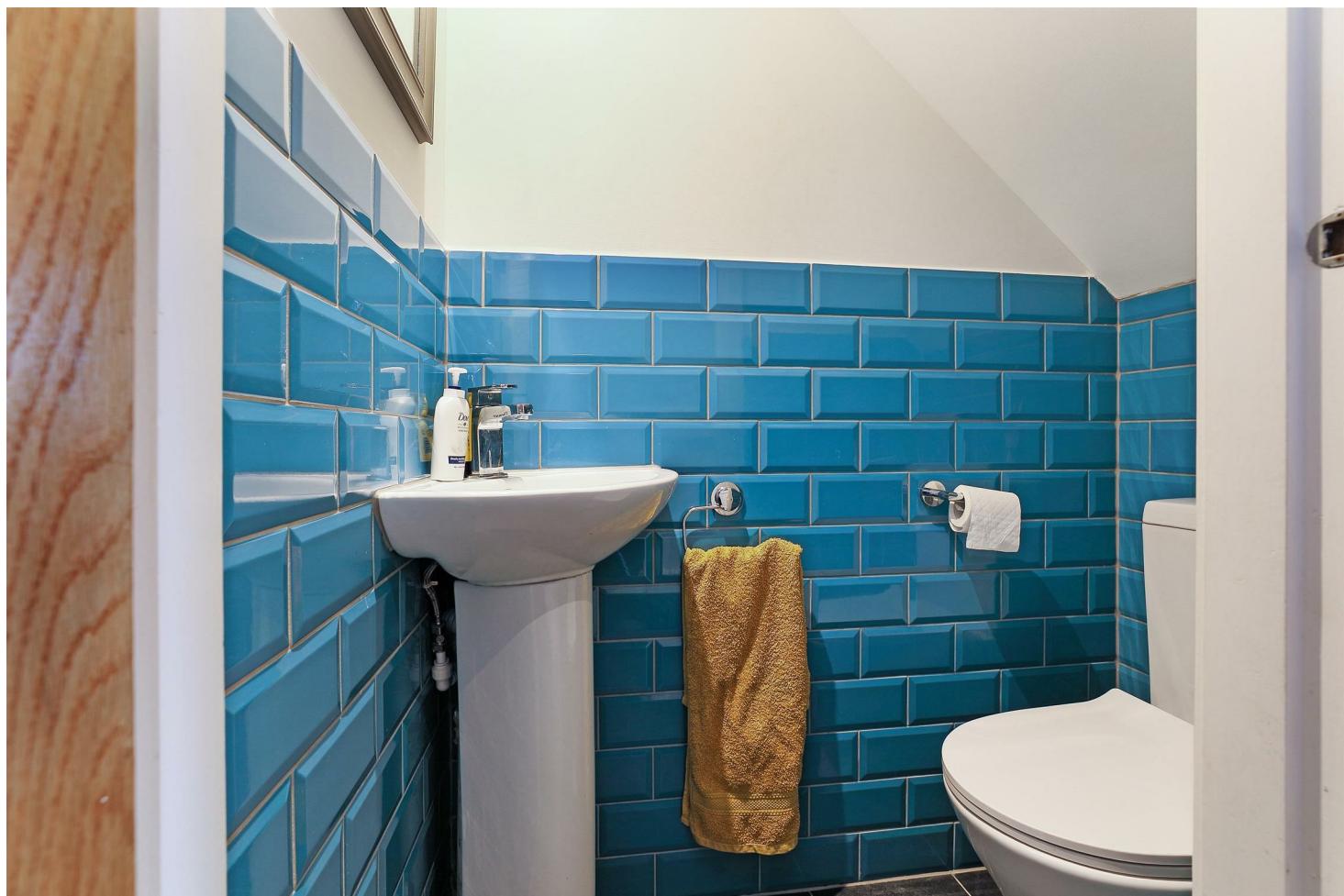
FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C.

## **ENTRANCE 13'5" x 5'8" max**

You enter this stunning property through a part glazed uPVC door into this welcome entrance hallway. Panelling runs down the length of the hall and is neutrally decorated with a handy under stair storage cupboard which neatly houses any outdoor coats and shoes. It has spot lighting and tiles run underfoot. Doors lead through to the downstairs WC, living room and open plan kitchen diner.



## **DOWNSTAIRS W.C. 2'5" x 2'5" max**



Conveniently positioned in the entrance hall is this modern downstairs W.C. It is partly tiled and is fitted with a corner hand wash basin and a low level toilet. A door leads to the hall.

## KITCHEN, DINING, LOUNGE SPACE 21'9" x 31'5" max



This area really gives an amazing wow factor to this property and needs to be seen to be believed. This fantastic open plan living dining kitchen which offers an abundance of space for a range of different furniture and purposes. The space beams with natural light courtesy of dual aspect double glazed windows offering views of the wrap around rear garden, three large electric Velux skylights and beautiful floor to ceiling bi-folding doors onto the patio. Combining a spacious dining area along with a generous additional living area with media wall with decorative shelving and handy cupboards for storage. This space really is the heart of the home. The kitchen includes a generous number of light grey wooden wall and base units, laminated oak work surfaces, tiled splash backs and a composite sink and drainer with chrome mixer tap over. Integrated appliances include fridge and freezer along with dishwasher and a Chef Master cooker and five ring gas hob and contrasting black extractor fan. The room is completed with spot lighting, a mixture of high quality engineered wooden and tiled flooring and underfloor heating throughout. Doors lead to the hall and utility and further double park glazed doors open to the lounge and left open continue the wonderful open plan feel.





### **UTILITY ROOM 7'6" x 10'1" max**

This spacious utility room has neutral wooden wall and base units, a stainless steel sink and drainer with mixer tap and wooden work surfaces. There is spot lighting, underfloor heating and tiles under foot and the door leads through to the living dining kitchen and an external door which opens to the garden.



### LOUNGE 14'9" x 15'5" max

This spacious lounge is filled with natural light from courtesy of the large front facing bay window, which looks out over the front garden. The room is decorated in neutral tones, this room again provides underfloor heating and there is plenty of space for lounge furniture. Glazed double doors into the living dining kitchen can be opened up to create a fabulous open plan space perfect for entertaining. A door also leads into the entrance hallway. (Measurements exclude the bay).



## LANDING 14'9" x 6'6" max



Stairs ascend from the entrance hall to the first floor landing where there is carpet underfoot and doors leading to the 4 bedrooms and house bathroom.

### MASTER BEDROOM 12'5" x 12'7" max

Beautifully presented and decorated in neutral tones this fabulous double bedroom has a lovely front facing bay window offering spectacular views up to Emley Moor mast and over looks the quiet street and neighbouring properties. There is ample space for freestanding bedroom furniture. Doors lead to the en-suite shower room and landing.



### **EN-SUITE 3'10" x 6'7" max**

The en-suite is fitted with a double walk in shower cubicle with mains shower, corner hand wash basin and low level W.C. The room is fully tiled and has grey laminate flooring under foot, a frosted glass side facing window, a heated towel rail and spot lighting. A door leads to the dressing room.



### **BEDROOM TWO 10'4" x 13'8" max**

Located to the rear of the property is this light and airy double room. A window provides a wonderful outlook over the garden. The bedroom boasts ample of space for a range of bedroom furniture, the room is neutrally decorated and a door leads to the landing.



## GARDENS

To the rear of the property is the beautifully garden and patio area. It boasts an attractive stone flagged patio which links the garden to the house and is the perfect place for furniture, alfresco dining and socialising with family and friends. Beyond the patio is a large wrap around garden housing a stunning wendy house, perfect for families to enjoy. There is an additional fully insulated cabin which is has a variety of uses from hobby/craft room, storage or even home office. The vast garden space makes it perfect for those with children, pets or keen gardeners with the opportunity to be creative. The garden is fully enclosed with boundary hedging and has a gate leading to the drive.



## **BEDROOM THREE 10'2" x 13'5" max**

Another generously sized double bedroom, again at the rear of the property over looking the garden. The bedroom has an abundance of space for bedroom furniture, neutrally decorated and also has eves storage, a door leads through to the landing



## **BEDROOM FOUR 12'11" x 10'0" max**

This double bedroom is situated to the front of the property and also benefits from fantastic views from its window up to Emley Moor Mast. This bedroom is also being used by the vendors as a home office. There is space for free standing furniture but also benefits from fitted wardrobes and eves storage, the bedroom is neutrally decorated and a door which leads to the landing.



### **BATHROOM 9'1" x 6'3" max**

This fabulous house bathroom has a four piece contemporary white suite including bath, corner shower cubicle with electric waterfall shower, hand wash basin with vanity drawers and a low level W.C. The walls and floor are fully tiled in neutral beige tiles, spot lights to the ceiling, grey heating towel rail and a side facing frosted glass window. A door leads to the landing.



## FRONT, GARAGE, PARKING



To the front of the property sits a spacious open garden. The driveway can comfortably fit three to four cars and leads to a single garage which has an electric roller shutter door, light and power. The garage also houses the property's central heating boiler.

## **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

### **PROPERTY CONSTRUCTION:**

Standard brick and block

### **PARKING:**

Garage / Driveway

### **RIGHTS AND RESTRICTIONS:**

None known

### **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

### **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 TBA mbps

### **ENVIRONMENT:**

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

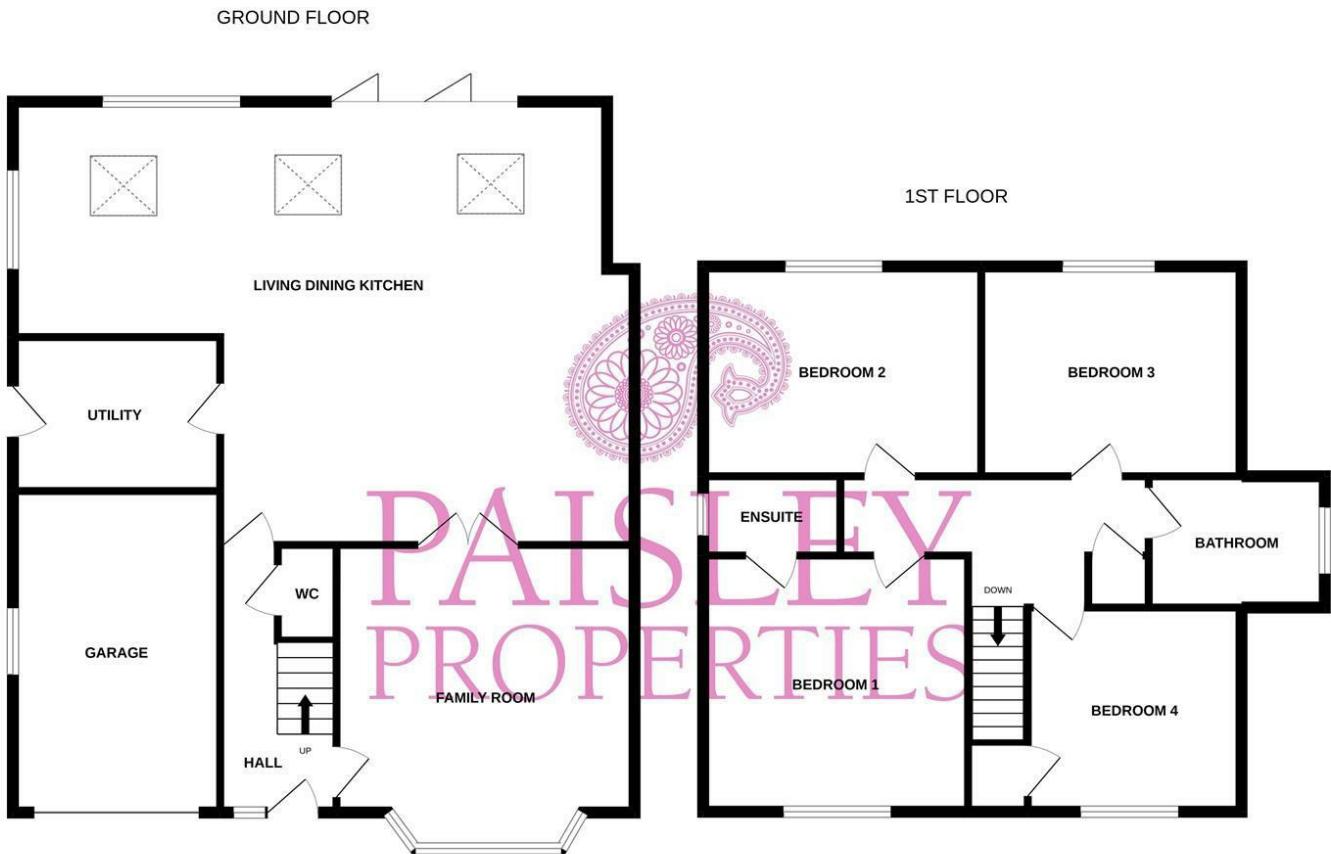
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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 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](mailto: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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	76	85
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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