



THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME OFFERS SPACIOUS ACCOMMODATION OVER FOUR FLOORS AND MUST BE VIEWED TO BE FULLY APPRECIATED. BOASTING DRIVEWAY PARKING, A DETACHED GARAGE AND REAR ENCLOSED GARDEN.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

ENTRANCE PORCH 3'2" apx x 4'9" apx

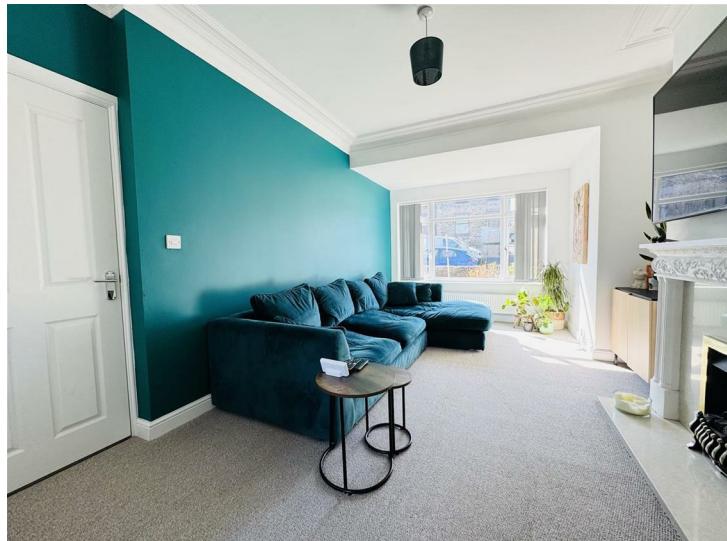
You enter the property through a part glazed composite door into the porch. The space is neutrally decorated with practical hard wearing matting underfoot and a doorway leads in to the hallway.

HALLWAY 3'7" x 15'3" max

This welcoming hallway has space to store outdoor clothing and footwear on arrival and exudes the style and elegance the property has to offer having original features and high ceilings. A carpeted staircase ascends to the first floor, doors lead to the lounge and dining room and a doorway leads back to the porch.

LOUNGE 16'5" apx x 10'10" apx

Positioned to the front of the property with views from its window over the front garden is this spacious lounge. With many charming features such as the large fireplace housing a coal effect gas fire, high ceilings, decorative coving and alcoves, this room makes the perfect cosy and relaxing space one would expect in this style of property. There is plenty of room for freestanding furniture and it benefits from carpeted flooring, wall and pendant lighting and a pair of part-glazed timber doors lead to the dining room/ second reception room.



DINING ROOM 12'11" apx x 11'7" apx (max)

Situated to the rear of the house, this spacious dining room can comfortably house dining furniture or would make a lovely second sitting room/playroom if required. There is a window which provides a pleasing outlook over the back garden, glazed doors through to the lounge and a door which leads to the rear staircase.



LOWER FLOOR HALLWAY

Stairs descend from the rear of the dining room to the lower hallway where doors lead through to the store room and kitchen

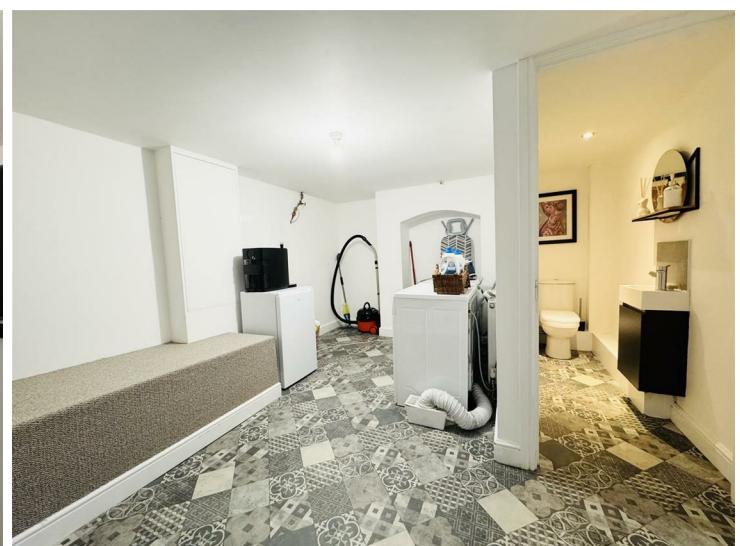
DINING KITCHEN 12'8" x 11'5" approx

This stunning dining kitchen, situated to the rear of the property with views of the garden from its window, is fitted with a range of modern grey wall and base units with chrome handles, granite effect square edge laminate work surfaces with matching up-stands, and a stainless steel sink and drainer with mixer tap over. There is an integrated electric oven and four ring ceramic hob with extractor fan over, and space for a fridge freezer and dishwasher. There is ample space for a family dining table and chairs and the property's combination boiler is neatly housed in a corner cupboard. Spotlights and grey tile effect vinyl flooring complete the room. There is a useful storage space under the stairs and a door leading out to the rear garden.



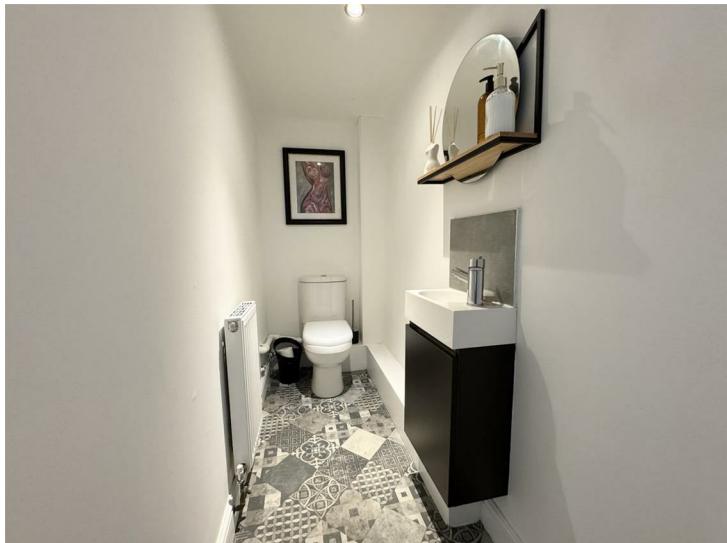
UTILITY ROOM / SNUG 14'7" (max) x 11'0" (max) approx

This basement room is currently used as a utility/laundry room by the current owners and has plumbing and space for a washing machine and tumble dryer. It could easily be used as a tv/cinema room, study, office or just as very accessible storage for household items if preferred. The room has tile effect vinyl flooring and neutral décor. A timber sliding door leads to the lower hall. *Please note that this room has reduced height of 2.00m*



DOWNSTAIRS W.C. 3'0" x 7'3" max

This practical downstairs W.C. is nicely appointed with a white low level W.C. and a compact monochrome vanity unit incorporating a wall mounted cupboard with a compact hand wash basin with mixer tap and a grey tiled splashback. Spotlights light the room well and grey vinyl flooring runs underfoot. A door leads to the utility room.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing, which is light and airy with pendant lighting, carpet underfoot and a really useful large storage cupboard for household items. Doors lead to two bedrooms, the family bathroom and a further staircase rises to the second floor.

BEDROOM ONE 13'2" apx x 9'6" apx (max)

Positioned to the front of the property this generous double bedroom is neutrally decorated and has ample space for a range of freestanding bedroom furniture. A window looks out to the front of the property with views over the street and front garden and a door leads to the first floor landing.



BEDROOM TWO 11'2" apx x 9'5" apx (max)

Another good sized double bedroom positioned to the rear of the property which has ample space to accommodate freestanding bedroom furniture. This bright room has neutral décor, a rear facing window and a door leading to the first floor landing.



FAMILY BATHROOM 8'6" apx x 4'11" apx

This contemporary bathroom is fitted with a white three piece suite which includes a bath with thermostatic shower over and glass shower screen, pedestal hand wash basin with mixer tap and a low flush W.C. Grey ceramic tiles adorn the walls and floor and spotlights to the ceiling illuminate the room beautifully. A chrome ladder style towel radiator completes the room. A front facing obscure window allows natural light to flood in and a door leads to the landing.

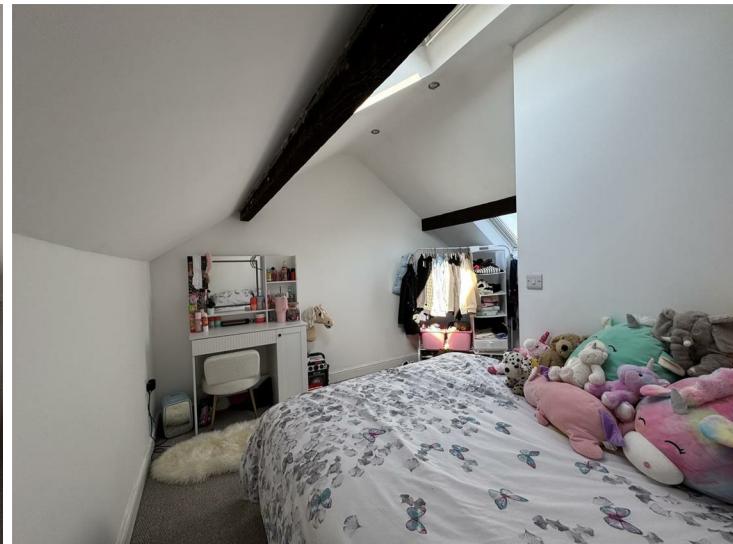


2ND FLOOR STAIRCASE

A carpeted staircase ascends from the first floor landing to the second floor.

BEDROOM THREE (ATTIC) 12'0" (max) x 10'10" (max)

This fantastic, neutrally decorated bedroom is located on the second floor with angled ceilings, exposed timber beams and two Velux windows allowing natural light to cascade in. The room has plenty of space to accommodate a double bed and associated free standing furniture. Low level doors give access to eaves storage. A door leads to the staircase.



EXTERIOR

To the front of the property is a low maintenance garden with a low stone wall, shrubs and a small central lawned section. A long driveway leads down the side of the property, which can accommodate numerous vehicles and leads to the single detached garage, with up and over door and side access door.

The good sized rear garden is enclosed by a brick wall to one side and timber fencing to the others. There is a central lawned section, plant bed with mature shrubs and hidden patio tucked away behind the garage, which would be ideal for having barbecues or alfresco dining. A gate at the bottom of the garden gives access onto Saville Road and a uPVC door gives access to the property.





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:

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.

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

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

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.

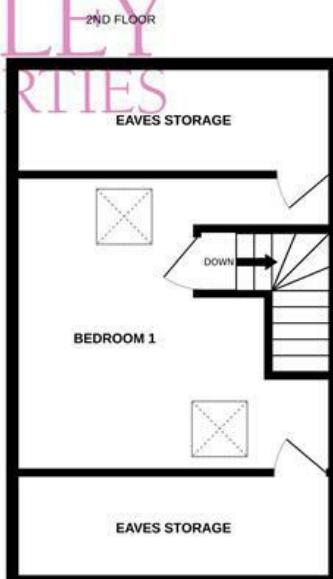
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



PAISLEY
PROPERTIES



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		
(55-68)	D	63	
(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	

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