

17 Grange Ash Close,
Flockton WF4 4FF

OFFERS AROUND
£275,000



THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME ENJOYS A QUIET CUL-DE-SAC POSITION, HAS PARKING FOR TWO VEHICLES AND A SUPERB ENCLOSED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a composite door into this welcoming entrance hallway. There is space here to remove and store outdoor coats and shoes, there is a staircase which ascends to the first floor landing, laminate grey wood effect flooring underfoot and doors which lead to the W.C and dining kitchen.

DOWNSTAIRS W.C 7'0" apx x 2'1" apx

This handy downstairs cloakroom is fitted with a white pedestal hand wash basin with mixer tap and tiled splashback and a low level W.C. There is tile effect vinyl flooring and a door leads to the entrance hall.



DINING KITCHEN 18'8" max x 11'10" max

A wonderful entertaining / family room this generously sized dining kitchen offers ample space for a table and chairs alongside a modern fitted kitchen. There are cream wall and base units, wood effect work surfaces and upstands, tiled splashbacks and a stainless steel sink, drainer and mixer tap. The kitchen also benefits from appliances including electric single oven, four ring gas hob, extractor fan, integrated fridge, freezer, dishwasher and washing machine. A window looks out over the cul-de-sac to the front, the grey wood effect laminate flooring continues through from the hall and doors leads to the entrance hall, understairs cupboard/ pantry and lounge. The property's central heating boiler is also located in the kitchen, neatly hidden away in a wall cupboard.





LOUNGE 15'5" apx x 9'10", 78'8" apx

Positioned at the back of the property with French patio doors which open onto the garden is this lovely lounge. Decorated in neutral tones, there is plenty of space for a range of furniture and windows either side of the patio doors allow natural light to flood in. An internal door leads to the dining kitchen.





FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing where there is a ceiling hatch providing access to the loft space and doors which lead to the three bedrooms, bathroom and airing cupboard.



BEDROOM ONE 13'7" max x 10'7" in wardrobes max

Situated to the rear of the property with a window over looking the garden, village rooftops and leafy surroundings is this well proportioned double bedroom which also boasts a bank of fitted wardrobes. The is space for bedside tables and a dressing table if desired. Doors lead to the en-suite and landing.



EN-SUITE

Fitted with a modern three piece white suite including double shower cubicle with electric shower, pedestal hand wash basin with mixer tap and low level W.C this en-suite is partially tiled in attractive wall tiles and has a white heated towel rail. There is vinyl tile effect flooring and a door leads through to the bedroom.



BEDROOM TWO 11'7" apx x 8'6" apx

This is a second good sized double bedroom with a front facing window over looking Grange Ash Close. There is a space to accommodate freestanding wardrobes or drawers and a door leads to the first floor landing.



BEDROOM THREE 8'2" apx x 6'7" apx

Perfect as a single bedroom, nursery or home office this bedroom is positioned to the front of the property with a window over looking the cul-de-sac. There is useful over stairs storage built in and a door leads to the landing.



BATHROOM 8'6" max x 6'0" max

Comprising of a contemporary three piece white suite including bath, pedestal hand wash basin with mixer tap and low level W.C this house bathroom is partially tiled with decorative wall tiles, has a white heated towel rail and tile effect vinyl flooring. A door leads to the landing.



DRIVE AND FRONT GARDEN

There is a long driveway which sits to the side of the property and provides off road parking for multiple vehicles. From the driveway a gate leads to the rear garden.

To the front of the house is a lawned garden with shrub border and a flagged path leads to the front door.

REAR GARDEN

This superb, full enclosed, rear garden is generous in size and has been creatively landscaped. There is a large stone flagged patio which is perfect for outdoor furniture and this wraps around the side of the property to where the vendors currently have an outdoor kitchen built in. A lawn then extends to the boundary with raised beds to the side. There is also a base fitted in readiness for a shed, or hot tub. A gate leads to the drive.



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 C

PROPERTY CONSTRUCTION: Standard brick and block
The property has a new build warranty on it through - TBC

PARKING: Driveway and Electric car charging point

RIGHTS AND RESTRICTIONS: None

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 1000mbps

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

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.

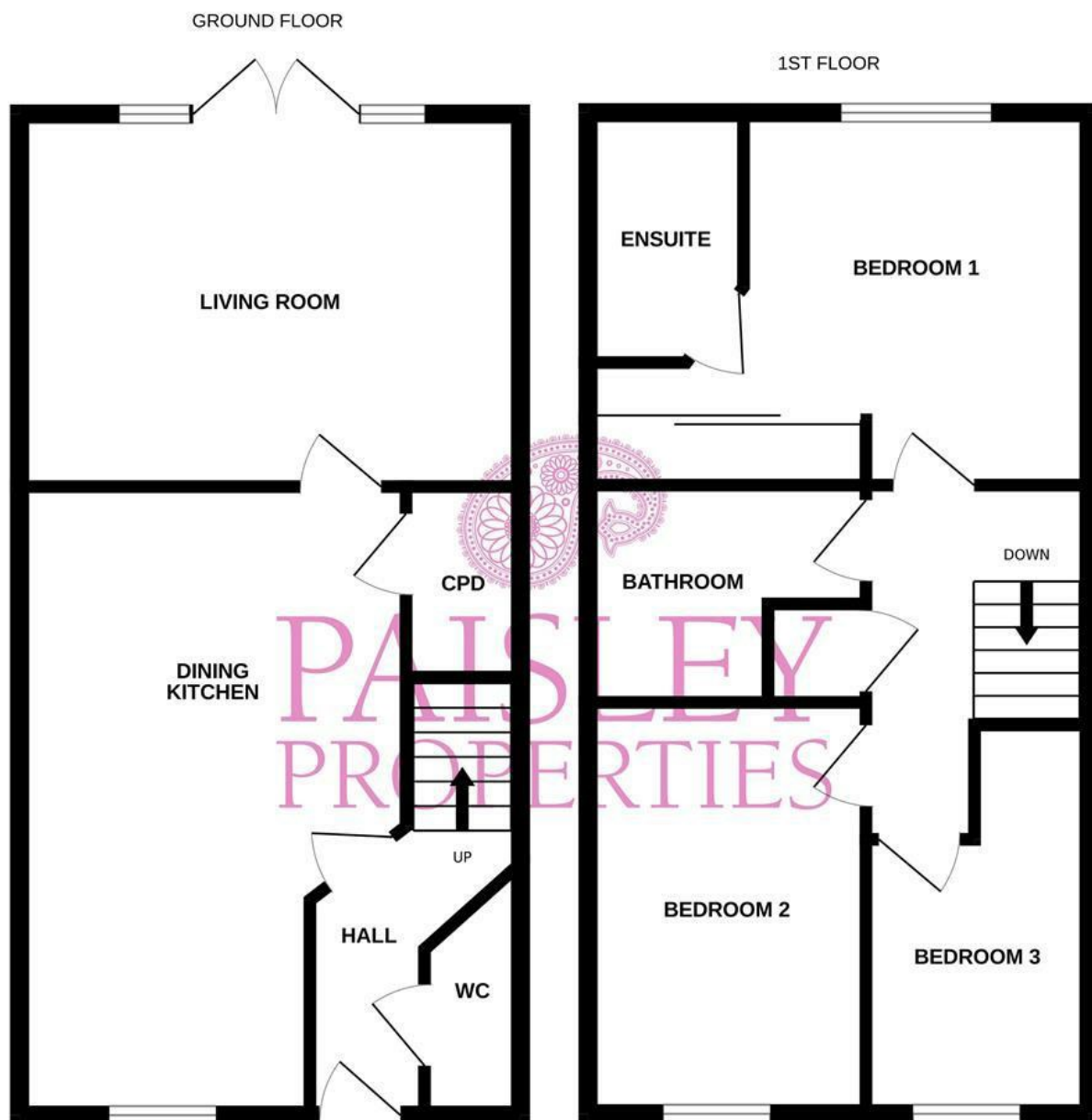
PAISLEY MORTGAGES

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.



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		96
(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	

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PAISLEY
PROPERTIES