



THIS FABULOUS FOUR BEDROOM PROPERTY IS BEAUTIFULLY PRESENTED AND JUST PERFECT FOR THE GROWING FAMILY. IT BENEFITS FROM AN ENCLOSED REAR GARDEN AND DRIVEWAY PARKING.

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

## ENTRANCE HALLWAY 6'4" apx x 10'11" apx



You enter the property through a white uPVC door into a lovely welcoming entrance hallway with space to remove coats and shoes. Wood effect laminate flooring runs underfoot. A carpeted staircase with a white painted balustrade leads to the first floor. Doors lead to the kitchen, lounge and family room.

## LOUNGE 18'9" apx x 10'5" apx



This spacious neutrally decorated room has a front facing bay window allowing natural light to flood in. A gas fire in a marble effect surround makes a lovely focal point in the room and there is ample space to accommodate lounge furniture. A set of French doors opens to the dining room creating a wonderful entertaining space. A door leads into the hallway.

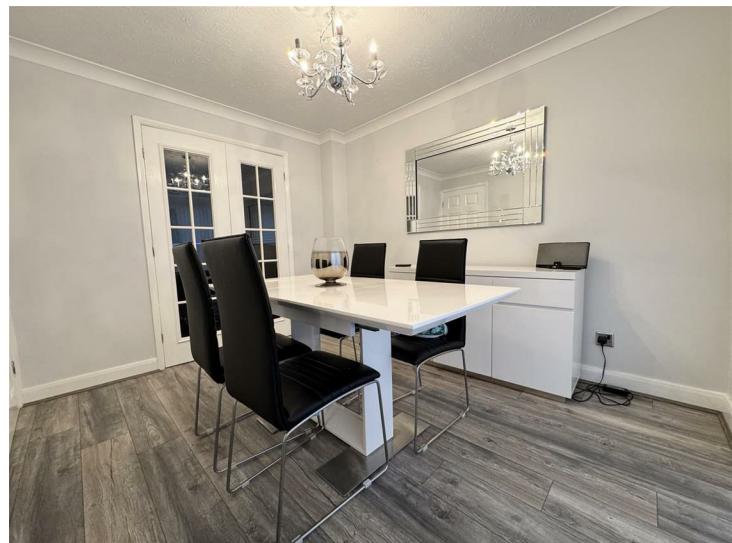


## BREAKFAST KITCHEN 12'3" apx x 9'10" apx



Located to the rear of the property with a window looking out to the garden, this modern kitchen is fitted with gloss white base and wall units, wood effect splashbacks and matching laminate worktops and a one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise of an electric oven, electric hob and stainless steel canopy hood over. There is ample space to accommodate a dining table and practical laminate flooring underfoot. Doors lead to the utility room, dining room and hallway.

## DINING ROOM 8'9" m x 10'7" m



Positioned to the rear of the property with a set of patio doors which allow access to the garden, this good sized room has an abundance of space to accommodate a large dining table. French doors open up to the lounge making it just perfect for entertaining and a further door leads into the kitchen.

## UTILITY ROOM 6'10" apx x 5'1" apx



The utility room has further white base and wall units and an integrated washing machine. There are spotlights to the ceiling and wood effect laminate flooring underfoot. Door lead to the downstairs WC and the kitchen.

## DOWNSTAIRS WC 5'0" apx x 2'9" apx



This useful downstairs WC is situated just off the utility room. It is fitted with a white low level WC and a small wall mounted hand wash basin. Wood effect laminate flooring runs underfoot and a chrome heated towel rail completes the room. A side facing obscure window allows natural light to enter and a door leads to the utility room.

## FAMILY ROOM 12'4" apx x 7'10" apx



This extra downstairs room was originally part of the garage which has been converted into an extra sitting room / games room.

## **FIRST FLOOR LANDING 6'2" apx x 16'8" apx**

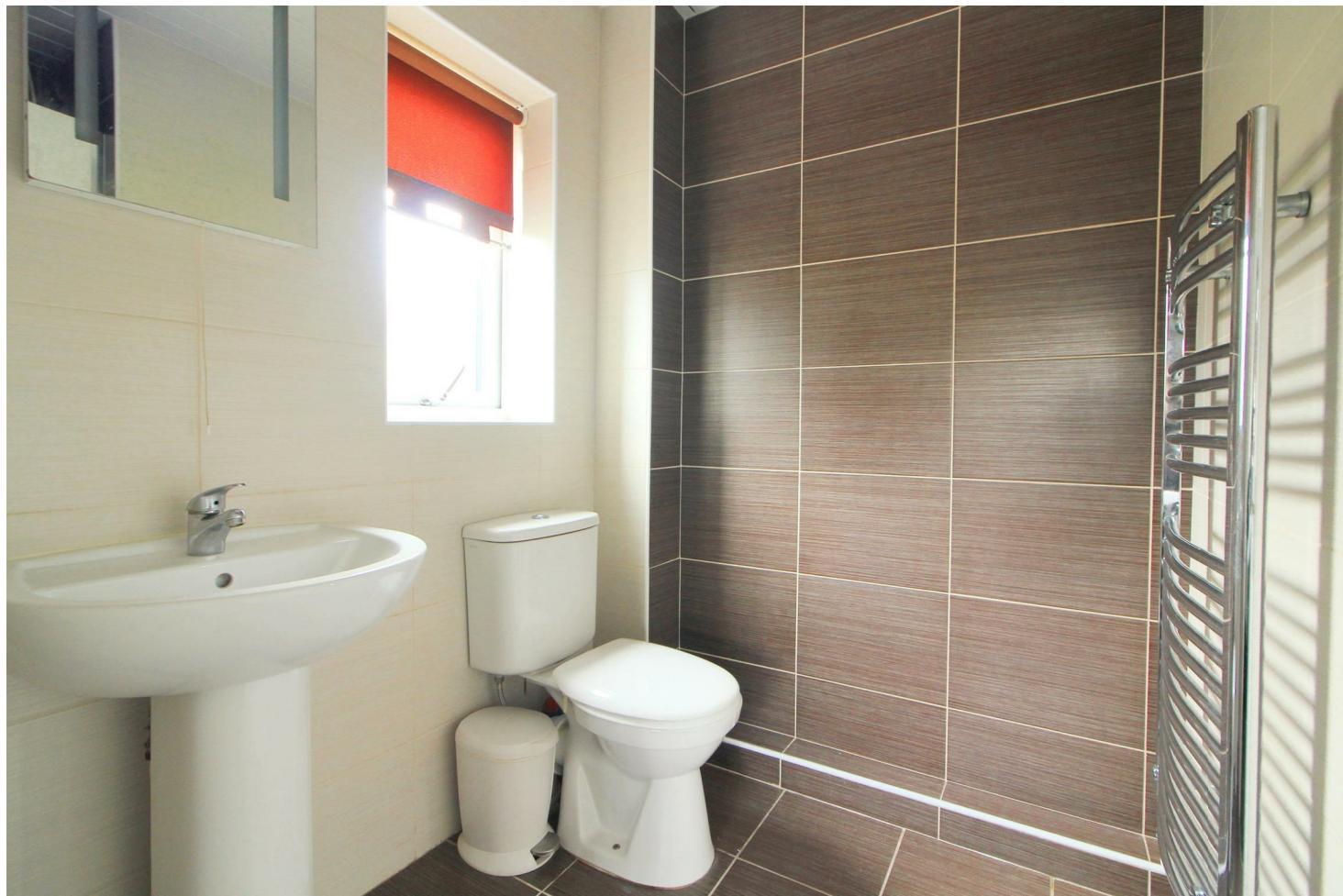
A carpeted staircase ascends from the entrance hallway to the first floor landing where doors lead to the four bedrooms and house bathroom.

## **BEDROOM ONE 14'2" x 11'3" to wardrobes**



This fabulous double bedroom is neutrally decorated and benefits from fitted wardrobes to one wall. There is a large window allowing natural light to flood in and offering far reaching views towards Emley Moor Mast. Doors lead to the ensuite and first floor landing.

## **EN SUITE 7'9" apx x 5'5" apx**



Situated off the main bedroom this contemporary ensuite bathroom is fully tiled with contrasting mocha and cream tiles and is fitted with a white suite comprising of a low level WC, pedestal wash basin and walk in shower.

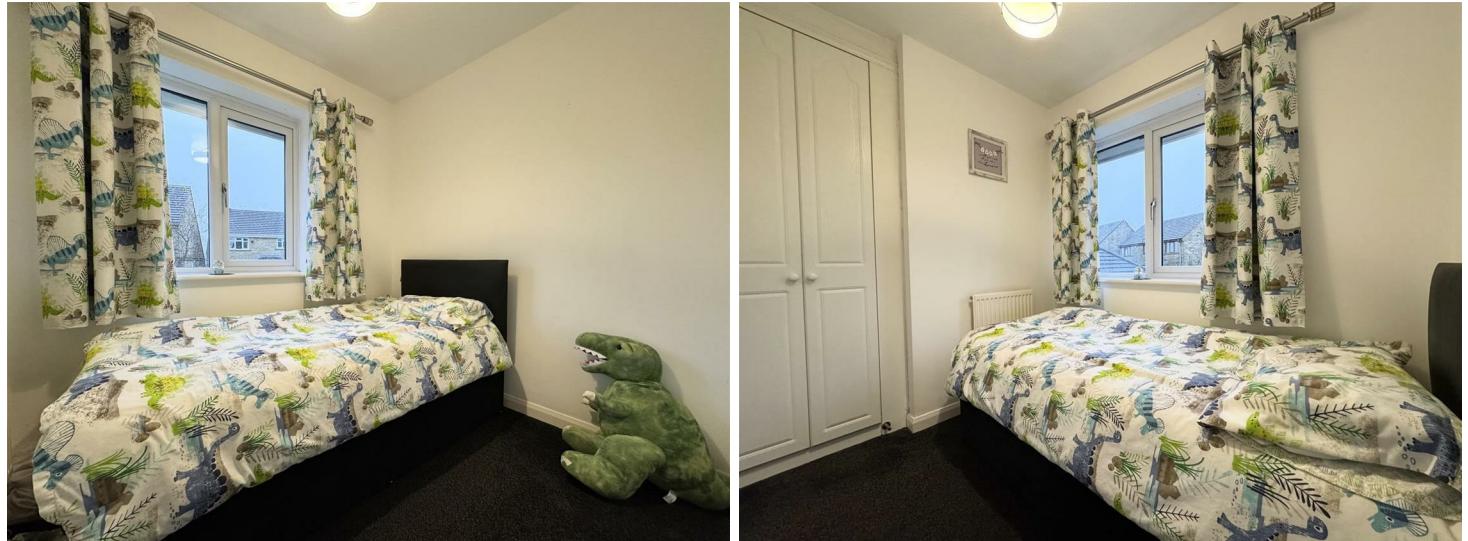
**BEDROOM TWO 11'5" apx x 9'4" apx**

Another fantastic double bedroom which is tastefully decorated and has fitted wardrobes to one wall. A window overlooks the quiet street and countryside beyond. A door leads to the landing.

**BEDROOM THREE 10'0" apx x 8'2" apx**

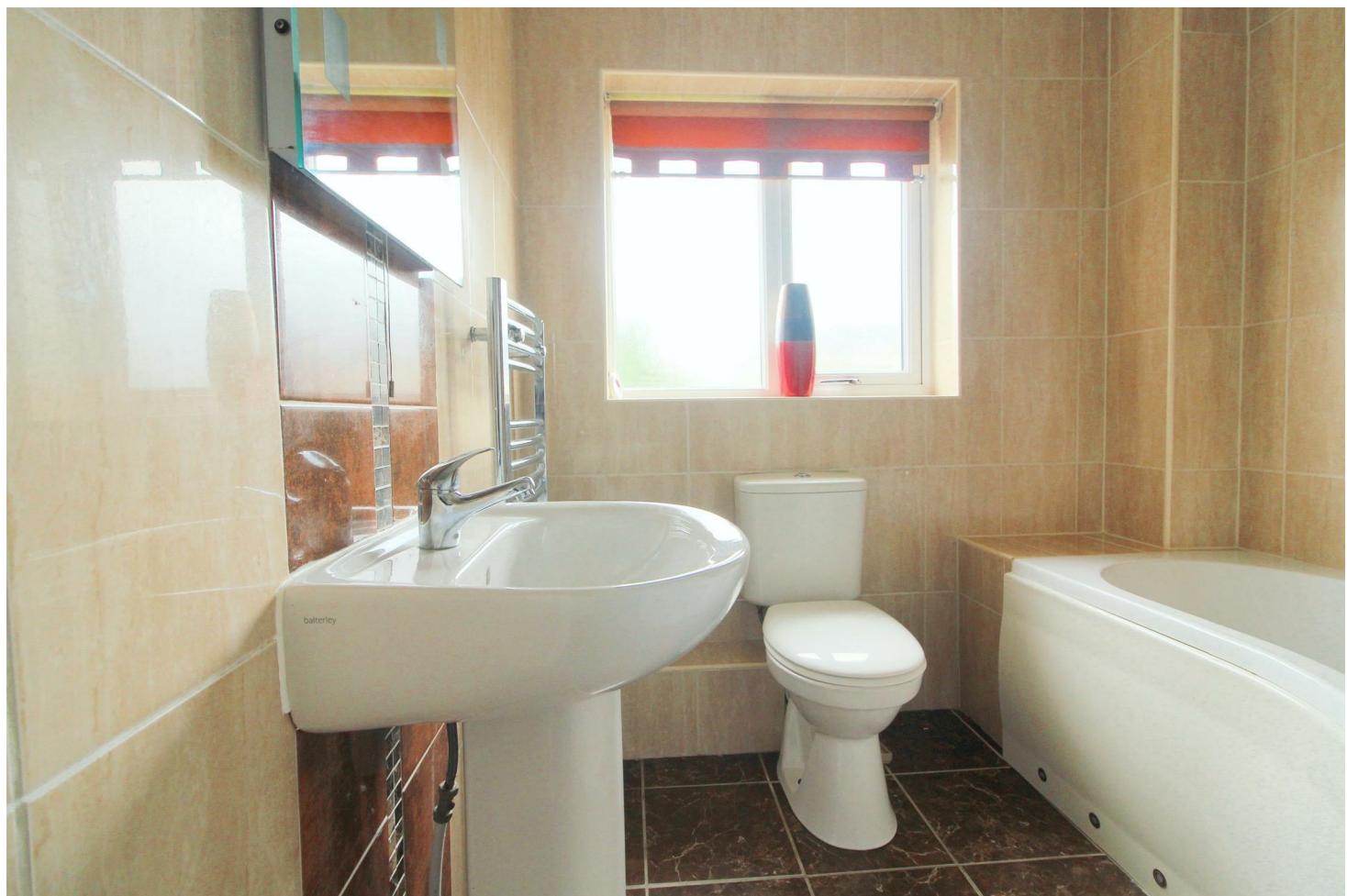
A further double sized bedroom which again has neutral décor, a fitted wardrobe and room to accommodate freestanding bedroom furniture. A rear facing window offers views of the garden. A door leads onto the landing.

## **BEDROOM FOUR 7'5" apx x 6'5" apx**



This good sized bedroom is again neutrally decorated and has a fitted wardrobe to the alcove. A rear facing window looks out over the rear garden. A door leads onto the landing.

## **BATHROOM 6'7" apx x 6'5" apx**



This contemporary bathroom is fitted with a three piece white bathroom suite comprising of a low level W.C., hand wash basin and a waterfall shower over the P-shaped bath which also has a shower attachment mixer tap. The walls are fully tiled with beige tiles with mocha decorative panels behind the wash basin and the bath and co-ordinating mocha ceramic tiles underfoot. An obscure window allows light to enter and a door leads to the landing.

## EXTERIOR & GARAGE STORE

To the front of the property is a small garden area and a driveway for multiple vehicles which leads up to a single garage door with an electric door - this door leads to a small garage store, there is not room for a vehicle. To the rear of the property is a private enclosed south facing garden which is mainly laid to lawn with a decked patio area and planted beds to the perimeter with well established shrubs.



## **MATERIAL INFORMATION**

TENURE:

Freehold

LEASEHOLD:

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band E

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Driveway

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.

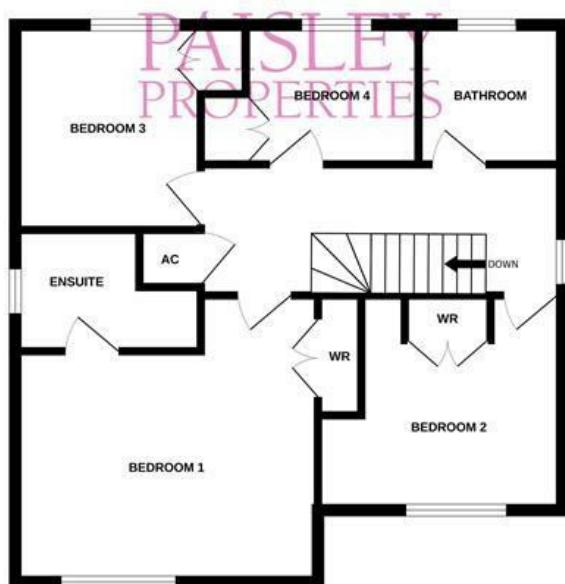
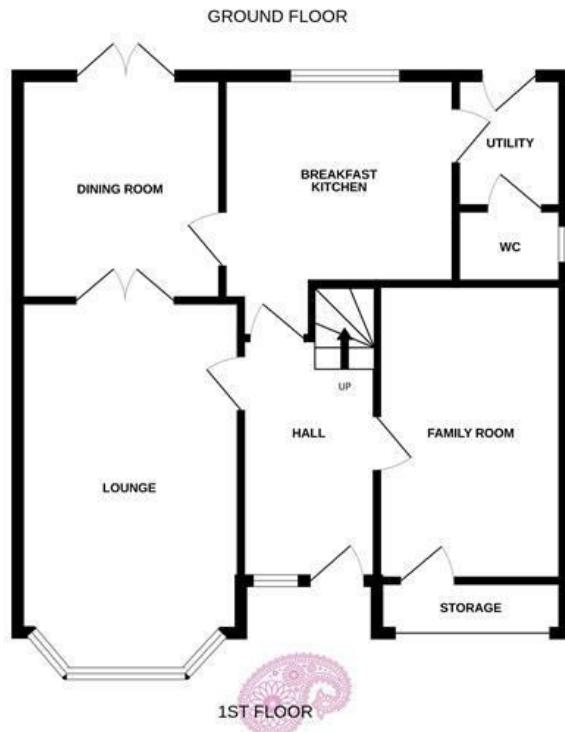
## **PAISLEY MORTGAGES**

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](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 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		Environmental Impact (CO <sub>2</sub> ) 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	EU Directive 2002/91/EC

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Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC

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