



THIS IMPRESSIVE FOUR BEDROOM DETACHED HOME OFFERS GENEROUSLY SIZED LIVING SPACE, BEAUTIFUL GARDENS, LARGE DRIVEWAY AND SINGLE GARAGE. THERE IS NO UPPER CHAIN.

FREEHOLD / COUNCIL TAX BAND: E / EPC RATING: C

ENTRANCE HALL 17'1" apx x 12'2" max

You enter the property through a composite door into the entrance hallway which sets the scene of grandeur the property offers throughout. With a beautiful oak and glass staircase ascending to the first floor which creates a lovely feature this hallway provides plenty of space to remove coats and shoes and welcome guests. An understairs cupboard provides handy storage and part glazed oak doors lead to the utility room, lounge, dining room, living dining kitchen and W.C.



LOUNGE 21'9" apx x 11'10" apx

This exceptionally spacious lounge has a feature fire place with marble surround and gas coal effect fire and is flooded with natural light courtesy of the two floor to ceiling glazed windows and French patio doors which provide views over and open onto the garden. The room is nicely decorated and has a part glazed oak door leading to the hallway.



DINING ROOM 10'8" apx x 8'10" apx

A fantastic additional living space this separate dining room would alternatively make a sizeable home office, playroom or snug. The room is well presented, has a side facing window, and part glazed oak door leading to the hallway.



LIVING DINING KITCHEN 21'10" apx x 12'4" max

Thoughtfully designed and finished to a high standard this versatile living dining kitchen can accommodate either dining room or living room furniture in addition to a built in breakfast bar which provides seating for multiple people. The contemporary kitchen comprises of cream gloss wall and base units, contrasting black roll top work surfaces and up stands, a striking orange glass feature splash back and a black one and a half bowl sink and drainer with mixer tap. Integrated appliances include a Neff hide and slide electric oven and separate Neff combination oven and warming drawer, Neff induction hob and extractor fan, fridge, freezer and Neff dishwasher. There are two front facing windows which let in an abundance of natural light and quality laminate flooring underfoot completes the room. A part glazed oak door leads to the hallway.





UTILITY ROOM 10'3" apx x 5'2" apx

This practical utility room is fitted with a cream base unit and larder cupboard, wood effect wall units, black roll top work surfaces and up stand, tiled splash back and a stainless steel sink and drainer with mixer tap. There is space for a freestanding fridge/freezer washing machine and tumble dryer, spot lighting to the ceiling and laminate flooring. An external rear door leads out to the garden and an internal door leads to the hallway.

DOWNSTAIRS W.C 5'6" apx x 2'10" apx

Fitted with a modern white wall hung hand wash basin with mixer tap and tiled splash back alongside a low level W.C this useful ground floor cloakroom has an obscure glazed side facing window, quality laminate flooring and an oak door which leads to the hallway.



FIRST FLOOR LANDING 13'5" apx x 8'10" max

The gorgeous glass and oak balustraded staircase ascends from the entrance hall to the first floor landing which is again a good size and offers space for freestanding furniture items. There is a Velux window allowing light to cascade down the staircase and oak doors lead to the four bedrooms, house bathroom and storage cupboard which also neatly houses the property's central heating boiler. A ceiling hatch with pull down ladder gives access to the loft space.



BEDROOM ONE 16'6" max x 13'6" apx

Extended, this master bedroom is now generously sized with ample space for a king size bed and range of freestanding bedroom furniture. Neutrally decorated the room also boasts lovely far reaching views from its rear facing window and a second side facing window lets in additional light. Doors lead through to the en-suite, walk in wardrobe/dressing room and landing.



EN-SUITE 8'0" apx x 5'10" apx

Fitted with a high quality three piece suite including 1200x900 shower cubicle with curved glazed screen and dual head mains fed shower, large hand wash basin and mixer tap which sits upon a vanity unit, and low level W.C this good sized en-suite is partially tiled in attractive wall tiles, has a anthracite grey heated towel rail, obscure glazed front facing window, spot lighting and vinyl flooring. A door leads to the bedroom.



WALK IN WARDROBE / DRESSING ROOM 11'6" apx x 7'4" apx

A fabulous addition to any bedroom, this spacious walk in wardrobe / dressing room has built in hanging space and shelving alongside space for a freestanding dressing table or chest of drawers. There is a newly fitted Velux window and a door leading to the bedroom.

BEDROOM TWO 14'0" apx x 12'4" apx

Another well proportioned king size bedroom this bright and elegantly presented room sits to the front of the property with a window over looking the street. There is plenty of space for bedroom furniture items as well as useful eaves storage. A door leads through to the landing.



BEDROOM THREE 12'2" apx x 11'10" apx

Unique in style, this good sized double bedroom has an angled ceiling with two Keylight skylights which allow natural light to flood the room. There is space for freestanding furniture in addition to a large walk in storage cupboard which would make a superb walk in wardrobe or has the potential to house en-suite facilities. A door leads onto the landing.

BEDROOM FOUR 8'3" apx x 8'1" apx

Currently used as a home office this fantastic fourth bedroom does provide the space for a double bed if required. There is a front facing window with views up Lea Drive and a door which leads to the landing.



BATHROOM 8'10" apx x 7'6" apx

Like new, this stylish house bathroom is fitted with a four piece white suite including luxurious double ended bath with central mixer tap, separate curved shower cubicle with mains shower, a hand wash basin with mixer tap which sits upon a vanity unit and a low level W.C. The room is partially tiled in decorative wall tiles, there is a heated anthracite grey towel rail, obscure glazed front facing window, spot lighting and vinyl flooring. A door leads to the landing.



GARAGE AND DRIVEWAY

A large driveway, suitable for parking multiple vehicles, leads to a single integral garage which has an electric door, sink with hot and cold water, light and power.

FRONT

Boasting a lovely curb appeal, this property sits behind mature hedges on a corner plot. To the front there is a gravelled low maintenance garden with space to put pots and planters alongside well established planted borders. There is gated access down either side of the property to the rear garden.



REAR GARDEN

Lovingly landscaped to create a stunning garden this space has a generously sized deck adjoining the property, perfect for outdoor dining furniture and slightly raised from the rest of the garden so you can sit and enjoy the view. A large lawn wraps round the rear and side of the property and is surrounded by well stocked flower bed borders. A second deck is positioned to one corner and offers another private seating area.





NOTES

The property has been fully refurbished since 2017 including new uPVC double glazed windows, cladding, facias/soffits and guttering.

MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES - E

PROPERTY CONSTRUCTION: STANDARD

PARKING: YES

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas central heating.

*Broadband & Mobile -

BUILDING SAFETY: Nothing to declare.

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESSIBILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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

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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.

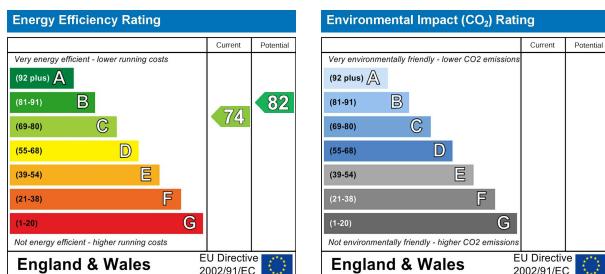
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PAISLEY SURVEYORS

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.



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