

61 Hallas Road,  
Kirkburton HD8 0QQ

OFFERS AROUND  
£375,000



A SUPERB RENOVATION OPPORTUNITY POSITIONED ON AN ENVIABLE GARDEN PLOT. THIS SPECTACULAR THREE BEDROOM DETACHED TRUE BUNGALOW BOASTS EXTENSIVE GARDENS, AMPLE OFF ROAD PARKING AND POPULAR SEMI RURAL VILLAGE LOCATION.

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

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 8'9" max x 13'6" max**

You enter the property through a glazed uPVC door into this welcoming entrance hallway which has a useful storage cupboard and doors to the lounge, dining room, three bedrooms and shower room.



### **LOUNGE 12'2" max x 15'4" max**

Enjoying stunning views over the rear garden from its large window, this spacious living room has plenty of space for freestanding furniture and has a gas fireplace which creates a great focal point to the room. There is built in shelving and doors lead to the entrance hallway and kitchen.



### **KITCHEN 9'0" max x 10'9" max**

The kitchen is fitted with a range of timber wall and base units, white roll top work surfaces, decorative tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric double oven, four ring electric hob with extractor fan, fridge freezer and there is space/plumbing for a washing machine. Vinyl flooring completes the space, there is a front facing window overlooking the pretty garden and doors lead to the lounge, dining room and out to the side of the bungalow.





### **DINING ROOM 10'11" max x 8'11" max**

This excellent dining room is the perfect place to sit and enjoy meals with loved ones and has a front facing window providing a pleasant outlook over the garden. Doors lead to the kitchen and entrance hallway.



### **BEDROOM ONE 11'1" max x 8'11" max**

With beautiful views of the garden from its rear facing window, this good sized double bedroom is neutrally decorated and has a bank of fitted wardrobes and drawers. There is lots of space for furniture and a door leads to the entrance hallway.





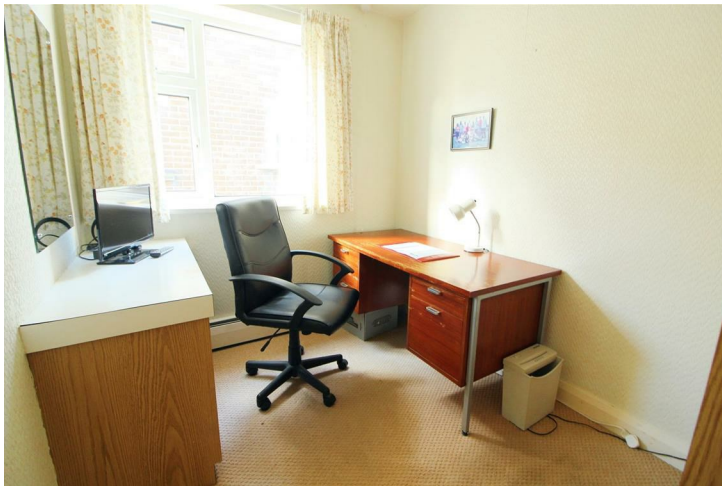
### **BEDROOM TWO 10'6" into alcove x 9'4" max**

Another generously sized double bedroom this time situated to the front of the property and bursting with natural light courtesy of the front facing window. There is built in shelving and wardrobes and a door to the entrance hallway.



### **BEDROOM THREE 6'10" max x 9'4" max**

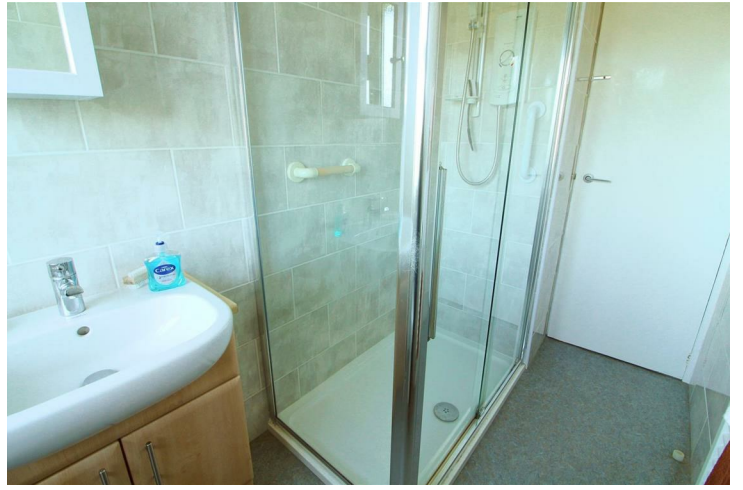
This charming single room is currently used as a home office but could alternatively could make a great hobby room, child's room or guest room and has a side facing window and fitted storage. A door leads to the entrance hallway.



### **SHOWER ROOM 4'9" max x 9'8" max**

Fitted with a contemporary three piece white suite including a double shower cubicle, vanity hand wash basin with mixer tap and low level WC. The room is fully tiled with stylish light grey wall tiles, there is complimentary vinyl flooring and a rear facing obscure glazed window floods the room with light. A door leads to the entrance hallway.





## REAR GARDEN

To the rear of the property there is a fabulous garden which is almost entirely enclosed by boundary hedging and fences. There are colourful shrubs and plants, a vegetable patch to one side and space for sheds if desired. A patio adjoins the house and allows for alfresco dining.







### **FRONT, OUTHOUSES AND PARKING**

To the front of the property there is an open lawn neatly bordered by beautiful flowers and shrubs, and a long driveway provides ample off road parking. A path leads down the side of the property and there are two handy outhouses which are perfect for storing outdoor items.





**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**

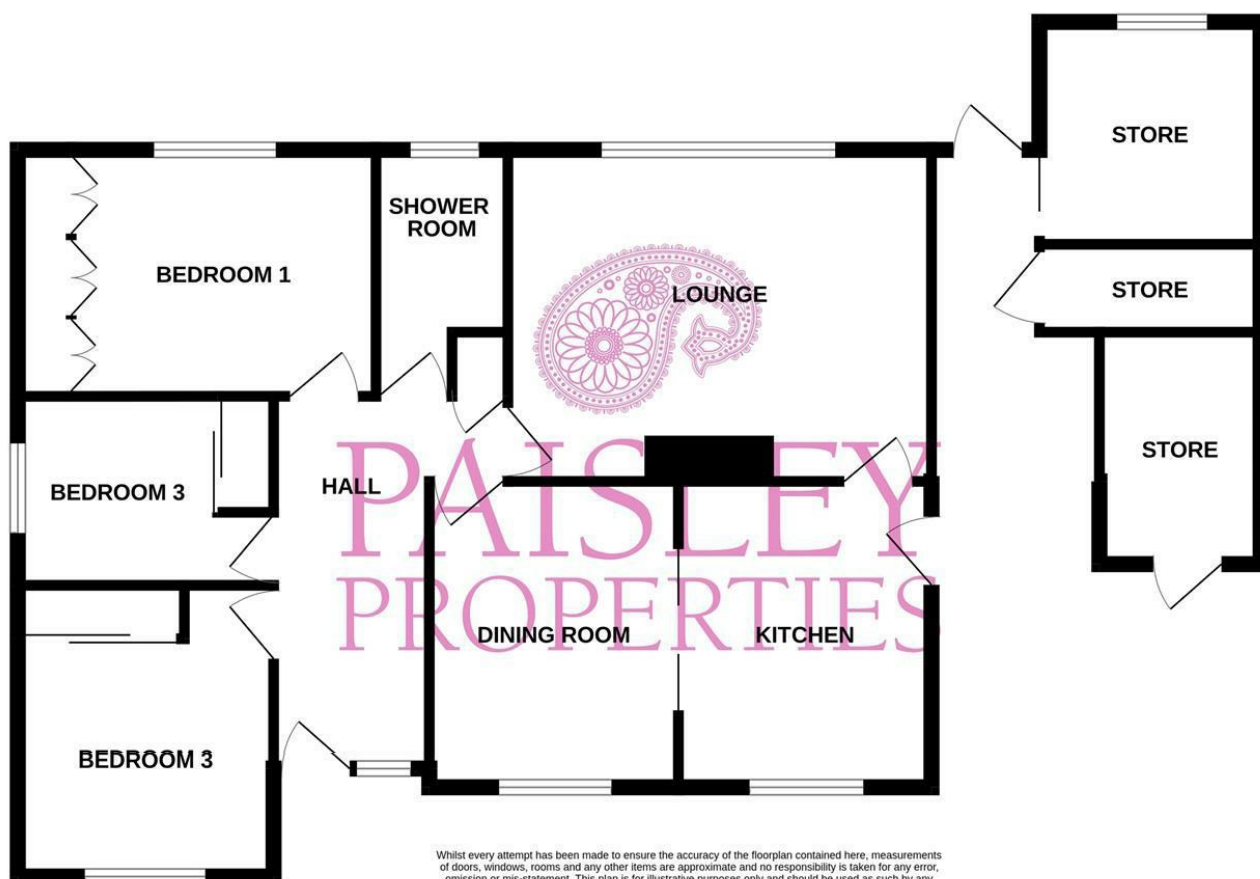
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 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		
	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		
	59	84
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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