



SITTING ON AN ENVIALE PLOT IS THIS SPACIOUS THREE BEDROOM DETACHED HOME WITH GARAGE, DRIVEWAY AND WRAP AROUND GARDENS.

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

## **ENTRANCE HALLWAY 5'10" x 10'5"**

?You enter the property through a timber door into a welcoming entrance hallway where there is space for removing and storing coats and shoes. There is a side facing window, staircase ascending to the first floor landing and doors which lead to the kitchen and lounge.



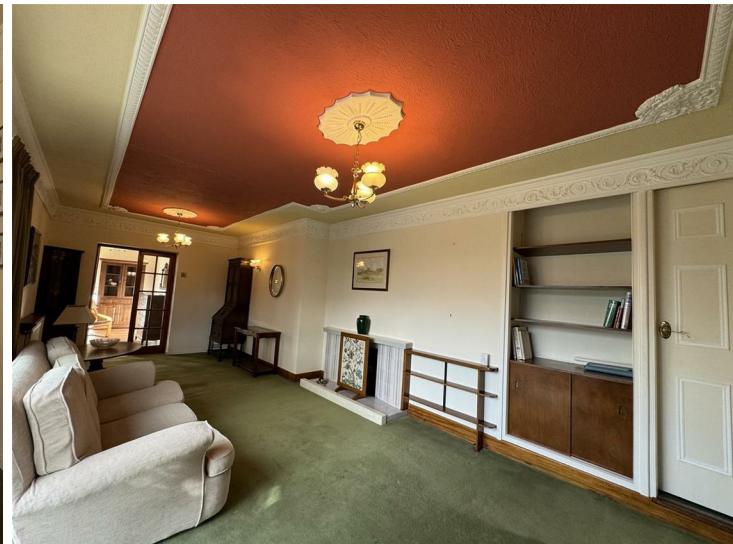
## **KITCHEN 18'3" x 8'11" narrowing to 5'10"**

This good sized kitchen is fitted with pine wall and base units, wood effect laminate work surfaces, a stainless steel sink with mixer tap and tiled splash backs. There is space for freestanding appliances and a breakfast table, a front facing window and doors to the two hallways.



## **LOUNGE 9'3" x 24'6"**

Generously sized with period features including coving, decorative plaster work to the ceiling and ceiling roses this lounge also benefits from a fireplace which houses a gas living flame fire. The room is decorated in neutral tones and has built in shelving and cupboard providing handy storage. Sliding patio doors open to the conservatory, glazed double doors lead you the dining room and a further door provides access to the entrance hall.



### **CONSERVATORY 14'4" x 9'3"**

Fully glazed this conservatory offers versatile additional living accommodation and provides a relaxing space to enjoy the garden from within having a garden view from each window. There are ceramic floor tiles and sliding patio doors which lead into the lounge.



### **DINING ROOM 14'6" x 6'7"**

A superb second reception room this formal dining room has ample space for a table and chairs and is flooded with natural light courtesy of the bay window which also enjoys a view of the garden. There is wood effect vinyl flooring, doors to the lounge and hall alongside a uPVC glazed door which opens to the garden.



### **HALLWAY 6'3" x 10'0"**

Positioned between the garage and living accommodation this hallway has wood effect vinyl flooring, a large pantry, wood panelling to the walls and doors leading to the dining room, kitchen, shower room and garage.

### **SHOWER ROOM 6'5" x 5'6"**

Fitted with a shower base with pull around curtain, electric shower, pedestal hand wash basin and low level w.c this shower room is partially tiled, has a side facing window and door leading to the hallway.

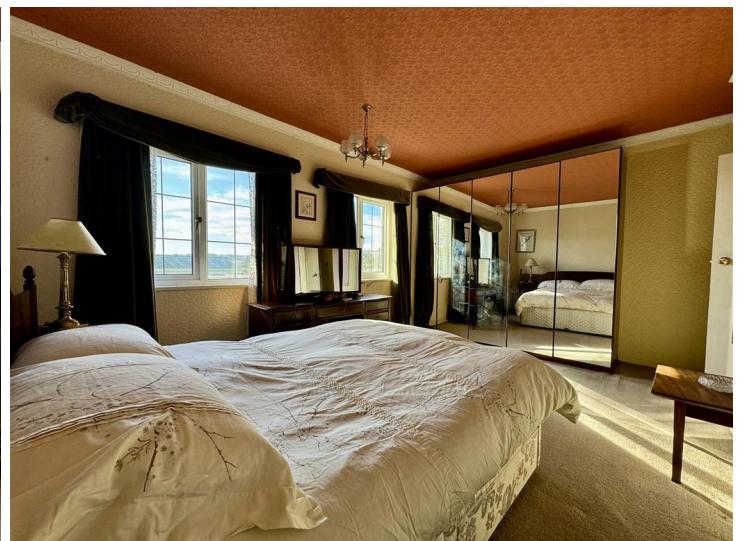


### **FIRST FLOOR LANDING 7'4" x 6'3"**

Stairs rise from the entrance hall to the first floor landing where there is space for freestanding furniture items and a front facing window. Door lead to the three bedrooms and bathroom.

### **BEDROOM ONE 15'3" x 10'8"**

Full of natural light and enjoying decorative coving this double bedroom is positioned to the rear of the property with two windows overlooking the garden. There are fitted wardrobes providing useful storage and a door leads to the first floor landing.



## **BEDROOM TWO 8'11" x 12'1"**

Neutrally decorated this second double bedroom has space for freestanding furniture and a side facing window. A door leads to the landing.



## **BEDROOM THREE 10'11" x 11'5"**

This third double bedroom benefits from a built in storage cupboard and has dual aspect windows with views of the garden. A door leads to the landing.



## **BATHROOM 6'3" x 5'6"**

Comprising of a three piece suite including bath with dark wood effect side panel, brass mixer tap and shower attachment, pedestal hand wash basin with brass taps and a low level W.C. The room is partially tiled in decorative wall tiles, there are built in cupboards ideal for bathroom essentials, an obscure glazed window and vinyl flooring. A door leads to the landing.



## FRONT, GARAGE & PARKING

Shielded by a wall to the front, the property is well hidden from the road with a driveway leading to a single integral garage with an up and over door, light and power. A lawned garden with well established trees and shrubs has a path which leads to the front door, the garden continues around the side of the property to the rear garden.

## REAR GARDEN

To the rear of the property is an enclosed well established garden which is mainly laid to lawn with an attractive pond in the centre and shrubs and trees to the perimeter. An attractive stone wall encloses the garden.



## **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 D

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available. 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 effected the property throughout our vendors ownership.

## **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.

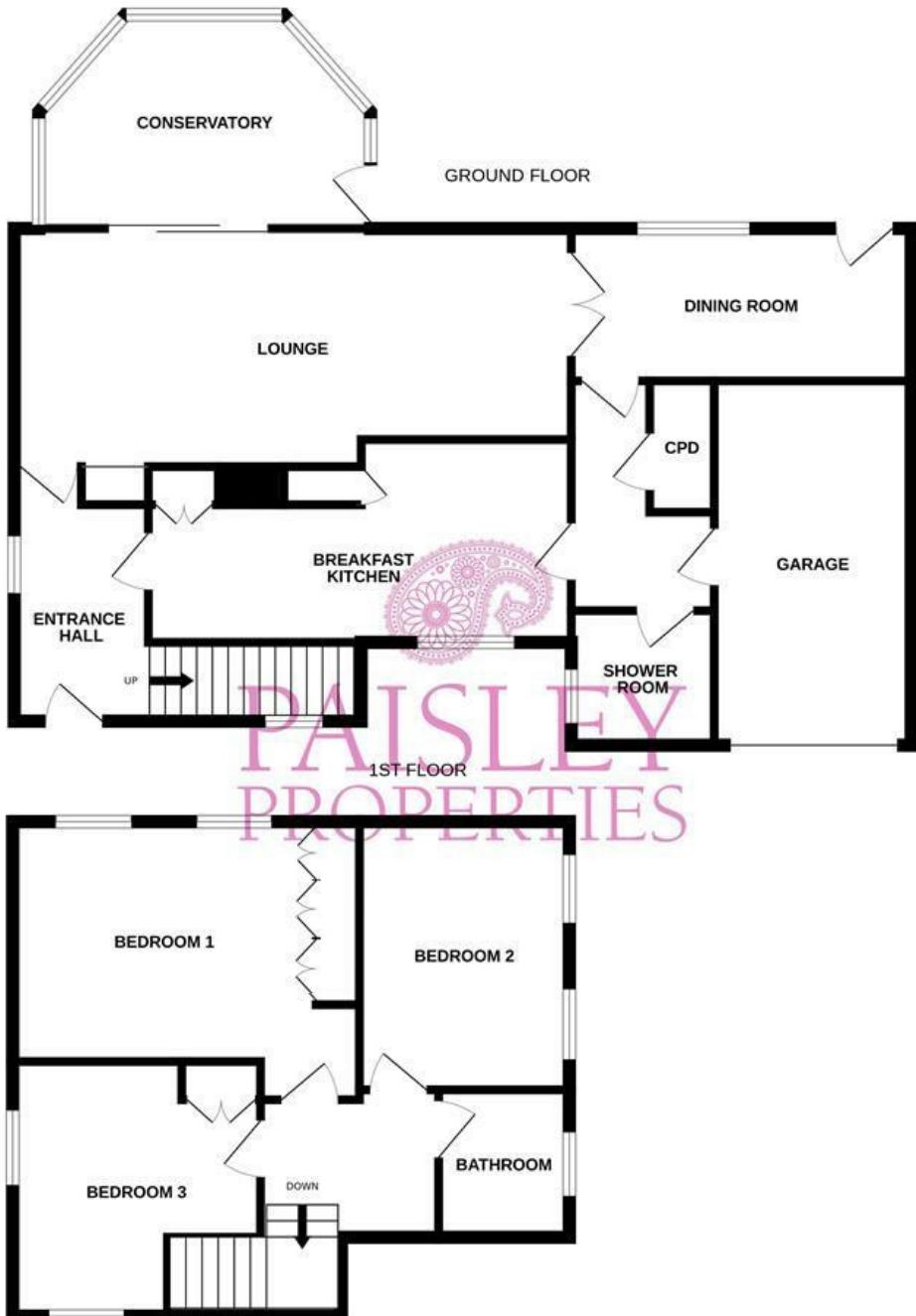
## **PAISLEY MORTGAGES**

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](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	
		76	57
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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