43 Birkhead Close, Kirkburton HD8 0GR

OFFERS OVER
£500,000

NO ONWARD CHAIN INTERNAL VIEWING A MUST**
THIS FIVE BEDROOM STYLISHLY DECORATED FAMILY HOME OFFERS VERSATILE LIVING ACCOMMODATION OVER THREE FLOORS. IT BOASTS A LOW MAINTENANCE REAR GARDEN, DOUBLE GARAGE AND DRIVEWAY PARKING.
FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 15′0″ apx x 6′7″ apx

You enter the property through a composite door into a lovely welcoming hallway which has a carpeted staircase with a white painted balustrade ascending to the first floor. There is ample space to remove and store outdoor clothing on arrival. A built in cupboard allows storage for household items. Practical dark wood flooring runs underfoot. Doors lead to the dining room, lounge, kitchen and downstairs WC.

LIVING ROOM 21′4″ apx x 11′6″ apx

This stunning, tastefully decorated living room spans the full depth of the property boasting a bay window looking out to the street and French doors giving access to the rear garden. There is ample space for both lounge and dining furniture if so desired. The lounge area has a gas fire in a grey painted surround as a focal point. A door leads to the entrance hallway.

DINING ROOM / SNUG 11'0" apx x 10'7" apx

Positioned to the front of the property with a lovely bay window, this good sized room is utilised by the current owners as a snug but could equally be a formal dining room. The room is neutrally decorated with dark hardwood flooring running underfoot. A door leads to the entrance hallway.

DOWNSTAIRS WC 3'3" apx x 4'5" apx

This practical downstairs WC is handily located just off the entrance hallway and is fitted with a white compact corner handwash basin with chrome taps and a matching low level WC, Dark hardwood flooring runs underfoot. A door leads to the entrance hallway.

BREAKFAST KITCHEN 10'7" apx x 14'10" apx

Positioned to the rear of the property, this good sized kitchen is fitted with dark grey gloss base wall units, mottled laminate worktops, white tiled splashbacks and a black single bowl composite sink with mixer tap. Integrated appliances include a dishwasher and there is space for a tall fridge freezer. Cooking facilities comprise a four burner gas hob with extractor fan over and a double electric oven. Cleverly designed to fit into the bay window is a timber breakfast bar which is the perfect place to sit and enjoy a meal or refreshments with views out to the garden. Natural coloured marble effect tiles run underfoot. A door leads to the entrance hallway and a doorway leads through to the utility room.

UTILITY ROOM 6′6″ apx x 6′9″ apx

This practical utility room is fitted with the same base and wall cabinets as the kitchen with laminate worktops, white tiled splashbacks and a stainless steel single bowl sink and drainer with mixer tap. Natural marble effect tiles run underfoot. A part glazed exterior door leads out to the garden and a doorway leads to the kitchen.

FIRST FLOOR LANDING 10′1″ apx x 2′9″ apx

A carpeted staircase with a white painted balustrade ascends from the entrance hallway to the first floor landing where a further staircase continues up to the second floor and doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 15′7″ apx x 10′7″ apx

This wonderful master bedroom benefits from oak fitted bedroom furniture and neutral décor. There is ample space for further items of bedroom furniture. A window looking out over the quiet cul de sac allows natural light to enter and doors lead to the en suite and landing.

EN SUITE 5′5″ apx x 10′7″ apx

Light and airy courtesy of a large obscure window, this monochrome ensuite has a step in enclosure equipped with a rainfall thermostatic shower accompanied by Jack and Jill black gloss vanity drawer units with matching white bowl style basins with waterfall taps and a floating tall cupboard between for bathroom essentials. Illuminated cabinets over the basins create a feeling of luxury. A cupboard to one corner houses the property's mains pressure hot water tank. The room is partially tiled with white tiles and white ceramic tiles run underfoot. a chrome heated towel rail and spotlights to the ceiling complete the scheme. A door leads to the bedroom.

BEDROOM TWO 11′7″ apx 12′2″ apx

Located to the front of the property is this second generous double bedroom with ensuite facilities. The room is neutrally decorated with ample space for freestanding bedroom furniture. Doors lead to the en suite and landing.

EN SUITE 5′7″ apx x 6′7″ apx

This ensuite shower room is fitted with a step in shower enclosure equipped with a thermostatic mixer shower alongside a beech and white vanity unit with a cupboard beneath a handwash basin with mixer tap and shelving to the side and a low level WC. Wood effect vinyl flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the bedroom.

BEDROOM THREE 11′8″ apx x 8′10″ apx

This third L-shaped double bedroom can be found to the rear of the property with a window overlooking the garden. It boasts white wood effect flooring underfoot and spotlights to the ceiling. A door leads to the landing.

HOUSE BATHROOM 6'7" apx x 5'6" apx

This contemporary house bathroom is fitted with a white suite comprising a bath with a shower mixer tap, a beech and white vanity unit with handwash basin and mixer tap and a low level WC. The walls are partially tiled with beige tiles with an attractive decorative border. Wood effect vinyl flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the landing.

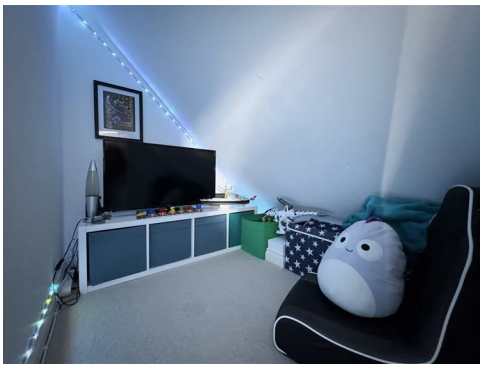
SECOND FLOOR LANDING 6'7" apx x 7'3" apx

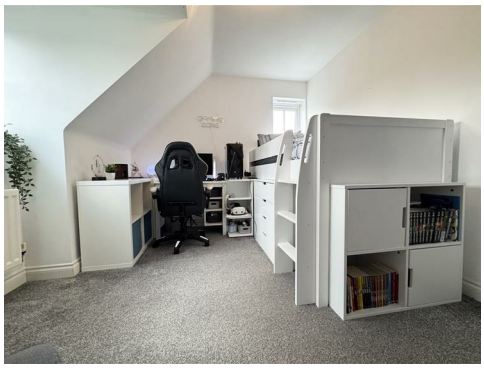
A carpeted staircase ascends from the first floor landing up to the second floor where there is a spacious landing with a sloping ceiling with light simply flooding in courtesy of the Velux window. There is space here for furniture items or the space could be used as a home office or reading area. There is a large built in cupboard for storage and a hatch to access the loft. Doors lead to the two further double bedrooms and house shower room.

BEDROOM FOUR 16′6″ apx x 11′9″ apx

Nestled in the eaves with sloping ceilings adding interest this fabulous double bedroom is filled with natural light courtesy of a Velux skylight and a window to the front which looks out to the street. There is ample space for freestanding bedroom furniture. A door leads to the landing.

BEDROOM FIVE 10′1″ apx x 10′10″ apx





This fifth double bedroom has windows to dual aspects allowing natural light to cascade in and has space to accommodate a double bed and associated items of bedroom furniture. A small door gives access to a chill out space perfect in a child's bedroom but also offers great storage potential too. A door leads to the landing.

HOUSE SHOWER ROOM 6′0″ apx x 7′6″ apx

Having a sloping ceiling with a velux window allowing natural light to enter, this contemporary shower room is fitted with a step in enclosure with thermostatic mixer shower alongside a beech and white vanity unit with cupboards and a handwash basin with chrome taps and a low level WC. Wood effect vinyl flooring runs underfoot. A door leads to the landing.

FRONT, GARAGE & DRIVEWAY

To the front of the property is a well established front garden which has railings to the perimeter and a path leading up to the front door. Nestled behind the property is a double driveway sitting in front of a double garage with an electric door, light and power. A personnel door takes you from the garage into the garden and there is also an EV charger.

REAR GARDEN

The rear garden is a well designed low maintenance space which has the side of the garage as a backdrop. created with entertaining in mind having a decked area with a pergola to one side, planted beds to the perimeter, artificial turf and another decked area for further seating if desired. A side gate leads out to the roadside.

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 F

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway / Electric car charging point

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 /
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*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 1800 Mbps download and 220 Mbps upload

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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

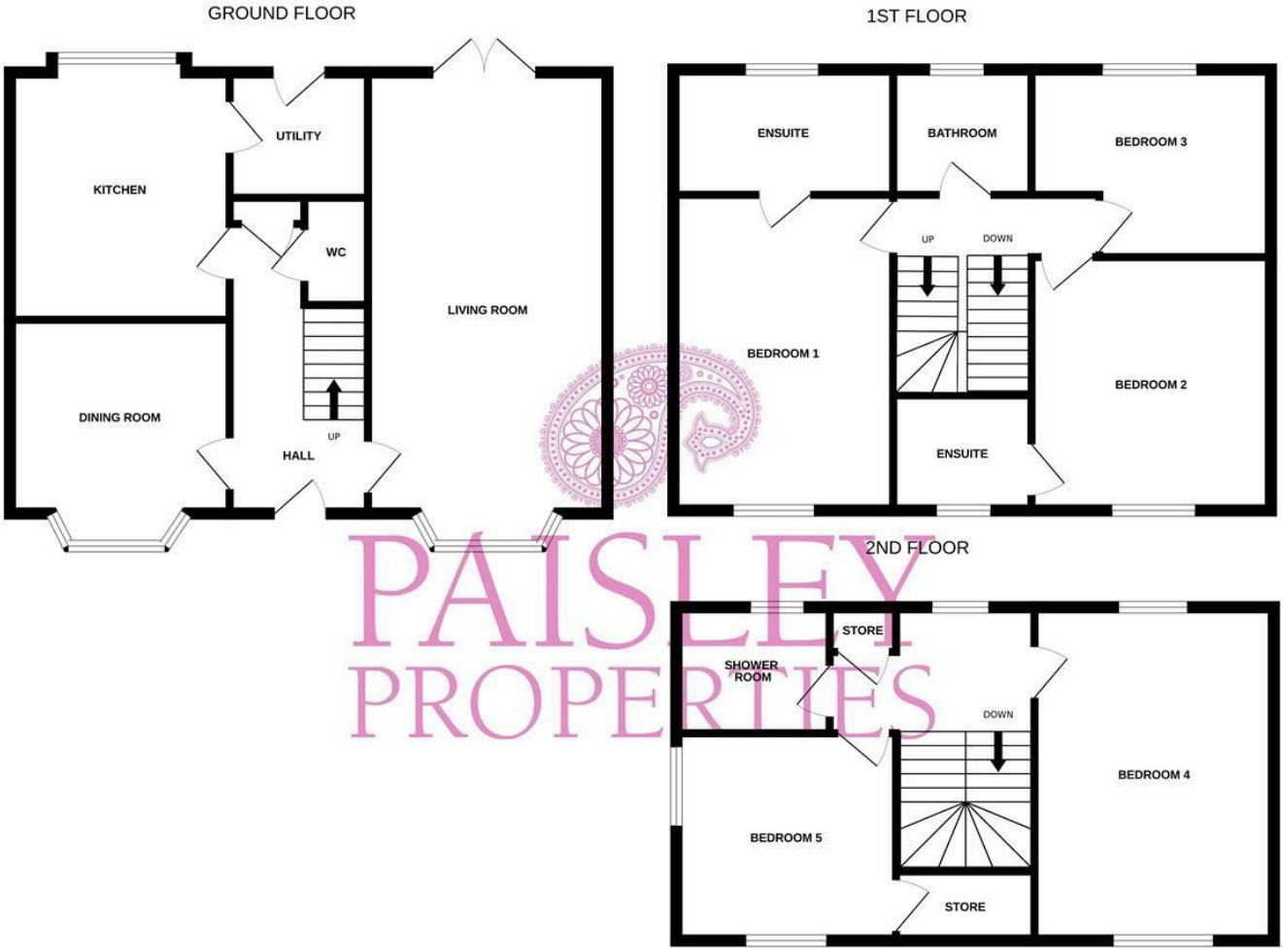
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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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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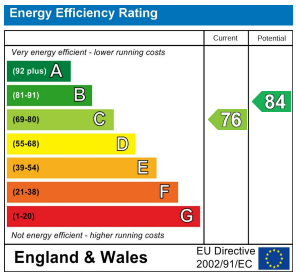

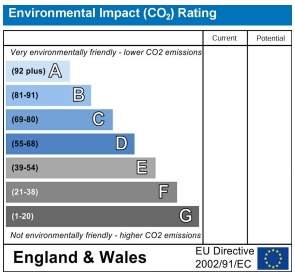

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