



"NO ONWARD CHAIN" HAVING RECENTLY BEEN RENOVATED, DECORATED THROUGHOUT AND PRESENTED TO A HIGH STANDARD, THIS FIVE BEDROOM FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION AND SITS ON A QUIET CUL DE SAC CLOSE TO THE VILLAGE CENTRE. IT BENEFITS FROM DRIVEWAY PARKING, A GARAGE AND GARDENS TO THE FRONT & REAR.

FREEHOLD / COUNCIL TAX BAND E / EPC RATING C

ENTRANCE PORCH 9'8" apx x 2'11" apx

You enter the property through a white uPVC door with glazed side panels into a welcoming porch where there is ample space to remove outdoor clothing and shoes on arrival. There is hardwearing matting underfoot. Secure oak doors lead into the garage and into the lobby.

LOBBY 9'5" apx x 9'6" apx



The lobby is a versatile space which could be used as a study or alternatively remastered to allow the downstairs bathroom to become a wet room. There is wood flooring underfoot. Doors lead to the downstairs bedroom, hallway and porch.

DOWNSTAIRS BEDROOM / RECEPTION ROOM 13'2" apx x 11'7" apx



Positioned to the front of the property with a bay window offering views of the front garden, this versatile space is perfect as a ground floor bedroom or could alternatively be used as an extra lounge or dining room. There is a large built in cupboard which can be used as a wardrobe or as a perfect place to store household items. Doors lead through to the living room and the lobby.

HALLWAY 20'1" apx x 3'10" apx

The hallway has a door leading out to the side of the property and internal doors leading to the dining kitchen, garage, downstairs WC, lobby and lounge. A carpeted staircase with a white painted balustrade ascends to the first floor landing.

DOWNSTAIRS WC 3'2" apx x 5'6" apx



This practical downstairs WC is located just off the hallway and is fitted with a white pedestal hand wash basin with tiled splashback and a matching low level WC. There are black ceramic tiles underfoot, spotlights to the ceiling and an obscure window allowing light to enter. A door leads to the hallway.

LIVING ROOM 22'3" max x 21'5" max



This fabulous room is generously proportioned and extremely versatile having an electric fire in a stone fireplace built around a central pillar as a focal point. It could easily be split into two defined areas to create separate seating areas or a dining area if desired and the two sets of patio doors allow natural light to cascade in and offer attractive views of the garden. There are wall lights and pendant lighting too. Doors lead to the ground floor bedroom, dining kitchen and hallway.



DINING KITCHEN 9'0" apx x 18'4" apx



Enjoying views of the garden from its window, this spacious dining kitchen is fitted with a range of white ash effect base and wall units, mottled laminate worktops, tiled splashbacks and a white one and a half bowl sink and drainer. Appliances include a fabulous Rangemaster gas cooker with an extractor fan over, an under counter fridge, integrated dishwasher and there is space and plumbing for a washing machine. A cupboard neatly hides away the property's central heating boiler. Grey wood effect vinyl flooring runs underfoot and there are spotlights to the ceiling. There is ample space to accommodate a good sized table. Doors lead to the hallway and the living room.

FIRST FLOOR LANDING

A carpeted staircase ascends to the first floor landing which is light and airy with a large storage cupboard, a hatch to the loft and doors leading to the four bedrooms and house bathroom.

BEDROOM ONE 16'2" apx x 10'0" apx



This lovely large double bedroom has not only a set of French doors but also a side facing window allowing natural light to flood in. The French doors open to the flat roof though this would need to be checked for suitability before converting it to a proper balcony. There is ample space for freestanding bedroom furniture, neutral décor and beige carpet underfoot. A door leads to the landing.

BEDROOM TWO 6'10" apx x 13'2" apx

This second double bedroom benefits from windows to dual aspects creating a light and airy space with ample space for freestanding bedroom furniture. Once again the room is neutrally decorated with beige carpet underfoot. A door leads to the landing.

BEDROOM THREE 7'10" apx x 9'10" apx

This third bedroom is well proportioned and benefits from a side facing window and a built in wardrobe. There is further space for items of bedroom furniture. The room has neutral décor and beige carpet underfoot. A door leads to the landing.

BEDROOM FOUR 6'3" x 10'4" apx

This single bedroom is neutrally decorated with beige carpet underfoot and benefits from a side facing window. A door leads to the landing.

HOUSE BATHROOM 4'9" apx x 10'0" apx



This modern bathroom is fitted with a white suite comprising a bath with a waterfall shower over, a vanity unit with cupboards under and a hand wash basin with mixer tap and a concealed cistern WC. Marble effect aqua boards adorn the bathing area and there is grey tile effect vinyl flooring underfoot. Spotlights to the ceiling, an illuminated mirror and a chrome heated towel radiator complete the room. An obscure window allows natural light to enter and a door leads to the landing.

FRONT & PARKING

To the front of the property is a garden area which is mainly laid to lawn with planted beds to the perimeter. A driveway runs up one side to the integral garage and there are pathways around the sides of the property leading to the rear garden. The property also owns a portion of the banking opposite which is planted with trees.

REAR GARDEN



To the rear of the property is a good sized private enclosed garden which is predominantly laid to lawn with a paved patio area close to the house, perfect for al fresco dining. There is an external tap and hardstanding for a garden shed. Beyond the garden lies open fields and woodland with views over to Storthes Hall Woods.



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 E

PROPERTY CONSTRUCTION:

Standard

PARKING:

Garage / Driveway

RIGHTS AND RESTRICTIONS:

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 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.

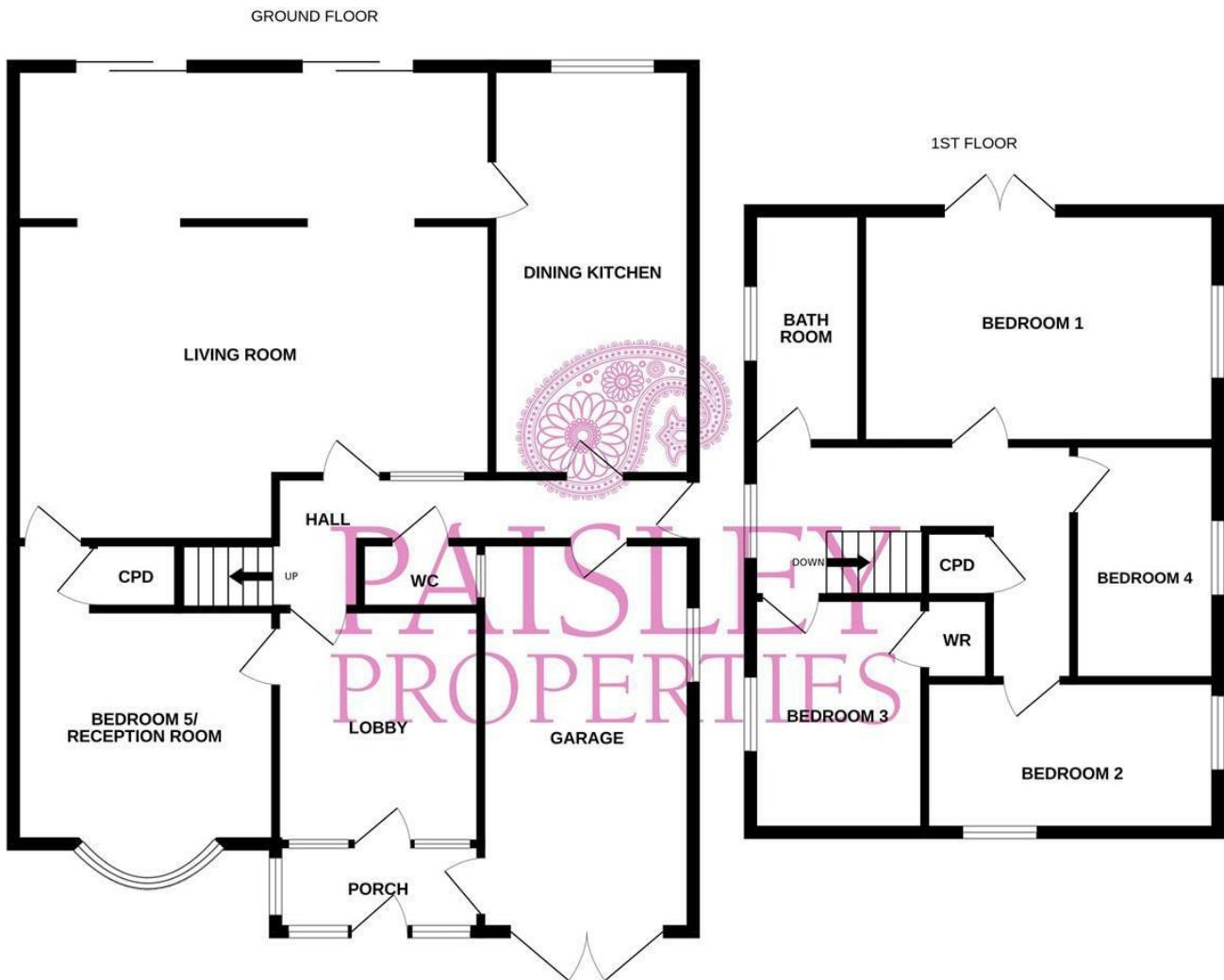
You are advised to check availability and book a viewing appointment prior to travelling to view.

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 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.



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	72	83
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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