

The Grey House, 247  
Fleminghouse Lane,

OFFERS AROUND  
£650,000



**\*\* NO CHAIN\*\*** SAT ON A FANTASTIC SIZE PLOT IN A TRULY PICTURESQUE SETTING IS THIS UNIQUE FIVE BEDROOM DETACHED UPSIDE DOWN HOUSE WHICH BOASTS EXTREMELY SPACIOUS LIVING ACCOMMODATION, BALCONY WITH FANTASTIC VIEWS, GENEROUS MATURE LANDSCAPED GARDENS, A LONG SWEEPING DRIVEWAY AND POTENTIAL TO BUILD (STPP)

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING C.

PAISLEY  
PROPERTIES



### **ENTRANCE VESTIBULE 7'7" apx x 7'4" apx**

You enter the property through a timber glazed door into a welcoming entrance vestibule which is timber clad, has ample space to remove and store outdoor clothing. Practical tile flooring runs underfoot and a door opens to the hallway.



### **ENTRANCE HALLWAY**

A door opens from the entrance vestibule into the hallway which has timber flooring underfoot and doors open to the dining kitchen, living room, utility room, home office, cloakroom, bedroom one with ensuite and a timber staircase descends to the lower floor.



### **DINING KITCHEN 23'9" max x 15'8" max**

This impressive open plan kitchen and dining space is the heart of the home, designed with both style and practicality in mind. The room is flooded with natural light thanks to the windows, patio doors and a door which opens on to the balcony, allowing fantastic elevated views over the garden and beyond. The kitchen area has a range of sage wall and base units contrasting quartz worktops, matching upstands and a stainless steel sink and drainer with mixer tap over. A central island with breakfast bar and a built in wine cooler, electric pop up socket and houses a five ring gas hob with an extractor fan over. Other integrated appliances include a large fridge and freezer, dishwasher, a Zanussi double oven, single oven and a microwave. There is ample space for a dining table and chairs. Oak flooring flows underfoot, spotlights adorn the ceiling and a door leads back to the hallway.





### **LIVING ROOM 23'9" max x 15'8" max**

This expansive and dual aspect living room is bathed in natural light through floor to ceiling windows and sliding doors opening to the balcony offering pleasant uninterrupted views. The space boasts Oak flooring, ample space for freestanding furniture and an inset fireplace with a slate hearth housing a log burning stove and creates a lovely focal point to the room. A door opens to the hallway.





## BALCONY

Accessed from the living room and from the dining kitchen is this fabulous balcony having a timber clad ceiling with spotlighting, ample space for outdoor seating or dining. Glass balustrades run along the edge, providing an elevated and unobstructed view of the beautifully landscaped gardens below.



## UTILITY ROOM 7'9" apx x 7'8" apx

Neatly positioned off the hallway, the utility room houses the boiler, offers fitted cabinetry which has space for household items, plumbing for a washing machine and space for a tumble dryer. There is also space for freestanding storage. There is vinyl flooring underfoot and a window overlooks the garden.

## HOME OFFICE 7'8" apx x 7'7" max

A versatile room which could be used as a home office, hobby room or a single bedroom if required. The room has timber flooring underfoot, fitted shelving, space for furniture, a window has garden views and a door opens to the hallway.



## CLOAKROOM 3'10" apx x 3'8" apx

Conveniently placed off the hallway the cloakroom briefly comprises of a low flush W.C, vanity hand wash basin with mixer tap over and vinyl flooring underfoot.





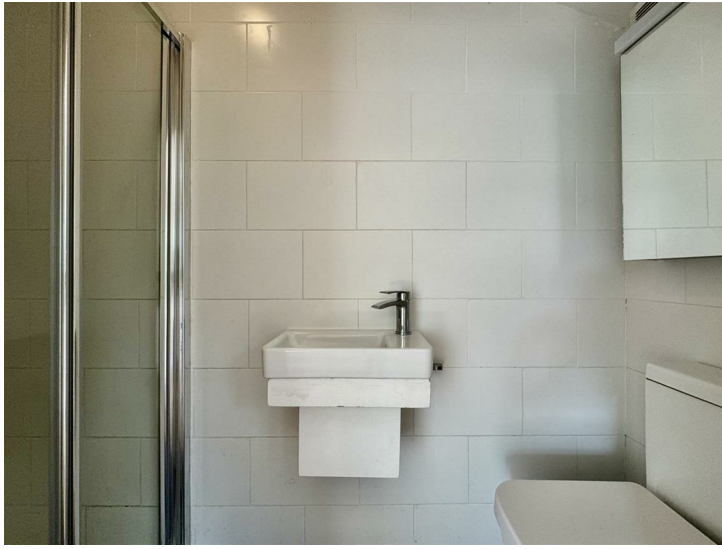
### **BEDROOM ONE WITH ENSUITE SHOWER ROOM 15'8" max x 11'9" max**

This superb double bedroom is located on the ground floor and allows natural light to flow through its dual aspect windows with wonderful views over the garden and drive. There is room for freestanding furniture and a doors lead to the ensuite shower room and back through to the hallway.

The ensuite shower room comprises of a low level W.C, wall hung hand wash basin with mixer tap and a shower cubicle with a glass screen.







## **LOWER HALL**

A timber staircase descends to the lower hall which has useful fitted storage cupboards ideal for storing household items, towels and bed linen. Doors open to four further double bedrooms (one with ensuite shower room), a separate W.C and the family bathroom.



## **BEDROOM TWO WITH ENSUITE SHOWER ROOM 14'9" max x 10'10" max**

This neutrally decorated double bedroom is located on the lower ground floor and again has dual aspect windows. There is room for freestanding furniture and a doors lead to the ensuite shower room and back through to the lower hallway.

The ensuite shower room comprises of a low level W.C, wall hung hand wash basin with mixer tap, a shower cubicle with a glass screen and vinyl flooring.





### **BEDROOM THREE 12'6" max x 11'2" max**

This light and airy double bedroom boasts patio doors which open to the garden, giving separate access for a guest room or for those working remotely. There is space for furniture and a door opens to the lower hallway.



### **BEDROOM FOUR 11'1" max x 10'1" max**

Located to the side of the property with a view of the garden and driveway through its windows is a double bedroom with space for bedroom furniture and a door leads to the lower hallway.





### **BEDROOM FIVE 11'1" max x 8'10" max**

Another neutrally decorated double bedroom with space for bedroom furniture, a large window and a door opens to the lower hallway.



### **BATHROOM 10'3" apx x 7'1" apx**

This stylish bathroom is fitted with a vanity unit with storage, an integrated white handwash basin with mixer tap, a large bath, a double walk in shower with a glass screen and an anthracite towel radiator. The room is fully tiled, has vinyl flooring underfoot and spotlighting to the ceiling completes the room. A door leads to the lower hallway.





**SEPARATE W.C 4'11" apx x 3'6" apx**

This handy room has a low flush W.C, a vanity hand wash basin with mixer tap over and an obscure window. Contrasting vinyl flooring underfoot and a door leads to the lower hallway.





## **GARDENS/ LAND DRIVEWAY AND GARAGE**

A sweeping driveway with parking for multiple vehicles leads through mature landscaped gardens towards the property which sits elevated and surrounded by an abundance of greenery, creating a real sense of retreat. The gardens are a stand out feature, wonderfully private, with mature planting, charming pathways, numerous patio areas allowing ample space for entertaining and relaxation. This is a generous plot with space for numerous outbuildings, further landscaping and building plots subject to relevant planning permissions.













## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band E

PARKING:  
Garage / Driveway

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
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 / Solar panels  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT 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.

## **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 to arrange an appointment.

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



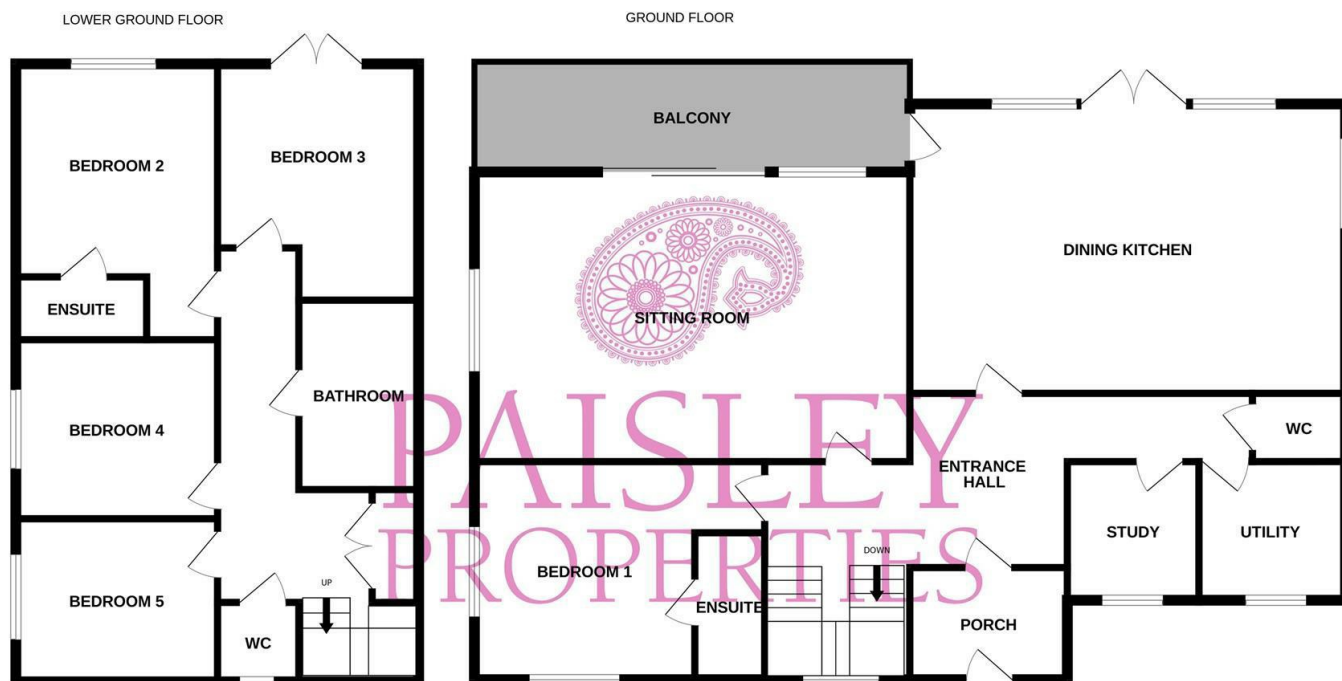
**PAISLEY**

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.

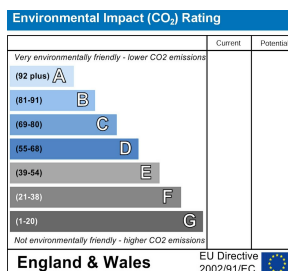
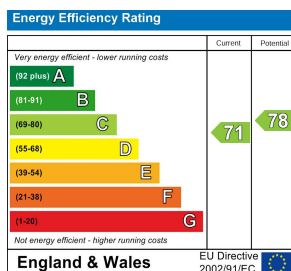
**SURVEY TEXT**

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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