53 Kaye Lane,
Almondbury HD5 8XP

OFFERS AROUND
£310,000















THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, NICELY LANDSCAPED GARDENS AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY





You enter the property through a upvc door into this welcoming entrance hall with space to remove and store outdoor clothing. A staircase ascends to the first floor landing, a cupboard provides storage and doorways open to the living room, dining kitchen and a ground floor W.C.

LIVING ROOM 15'1" max x 13'0" max





This beautifully presented reception room has an abundance of space for living room furniture and a large bay style window allows natural light to flood the room and overlooks the front driveway. A marble fireplace houses a coal effect gas fire offering a lovely focal point to the room and a door leads back through to the entrance hallway.

DINING KITCHEN 19'5" max x 12'11" max





Spanning the rear of the property, this spacious and attractive dining kitchen has a side window with a view of Castle Hill and recently replaced patio doors which flood the space with natural light. The kitchen comprises of a range of cream shaker style wall and base units, contrasting work surfaces, bevelled metro tile splashbacks and a composite sink and drainer with mixer tap over. Integrated appliances include an electric oven, grill, five ring gas hob with extractor over, washing machine and a slimline dishwasher. There is space for a freestanding fridge freezer and an island provides space for informal dining and extra cabinetry. To the side of the kitchen is ample space for a dining table and chairs. Spotlighting adorns the ceiling and laminate flooring throughout completes the look. Patio doors open to the garden, a side door opens to the drive and a door leads back through to the entrance hallway.









GROUND FLOOR W.C 3'6" max x 2'6" max



Tucked away off the entrance hallway is the ground floor W.C which comprises of a porcelain hand wash basin with mixer tap and a low level W.C. A side obscure window allows light to flow through the space.

FIRST FLOOR LANDING





Stairs ascend from the entrance hall to the first floor landing and doors lead through to the three bedroom and the house bathroom. A hatch with pull down ladders give access to a part boarded loft.

BEDROOM ONE 15'2" max x 12'4" max





Located to the front of the property is this generously proportioned and tastefully decorated double bedroom which has space for bedroom furniture and a large bay style window overlooks the front drive, street scene and pleasant far reaching field views beyond. A door leads to the landing.



BEDROOM TWO 13'0" max x 11'7" max





Another good size double bedroom positioned to the rear with lovely views over the garden and over to Castle Hill. There is space for freestanding bedroom furniture and a door leads to the landing.



BEDROOM THREE 8'3" max x 6'8" max





A single bedroom located to the front of the property which is currently used as a dressing room, having a bulk head storage shelf and could alternatively be used as an office for those working remotely. A door leads to the first floor landing.

BATHROOM 8'11" max x 7'5" max





This modern bathroom is partially tiled and fitted with a white suite including a pedestal hand wash basin with mixer tap, a low level W.C, a double shower cubicle with sliding glass screen and a bath with a hand held shower attachment. The room has a chrome towel radiator, two windows which allows natural light to flow through, complimentary vinyl flooring underfoot and a door leads to the landing.

REAR GARDEN





The rear garden has been thoughtfully landscaped to create a versatile and inviting outdoor space. A generous paved patio provides an excellent area for outdoor dining and entertaining, with a neatly maintained lawn bordered by established planting and mature greenery.

A separate gravelled seating area offers a peaceful spot to relax, while raised planted borders and attractive potted shrubs add colour and structure. Fully enclosed by fencing the garden enjoys a good degree of privacy




EXTERNAL FRONT AND DRIVEWAY




The property benefits from a particularly generous driveway, providing excellent off-road parking for multiple vehicles, while the attractive frontage offer pleasant views across the street to open fields.

***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 C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations 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 xxx mbps

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

AGENT NOTES
AGENT 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.

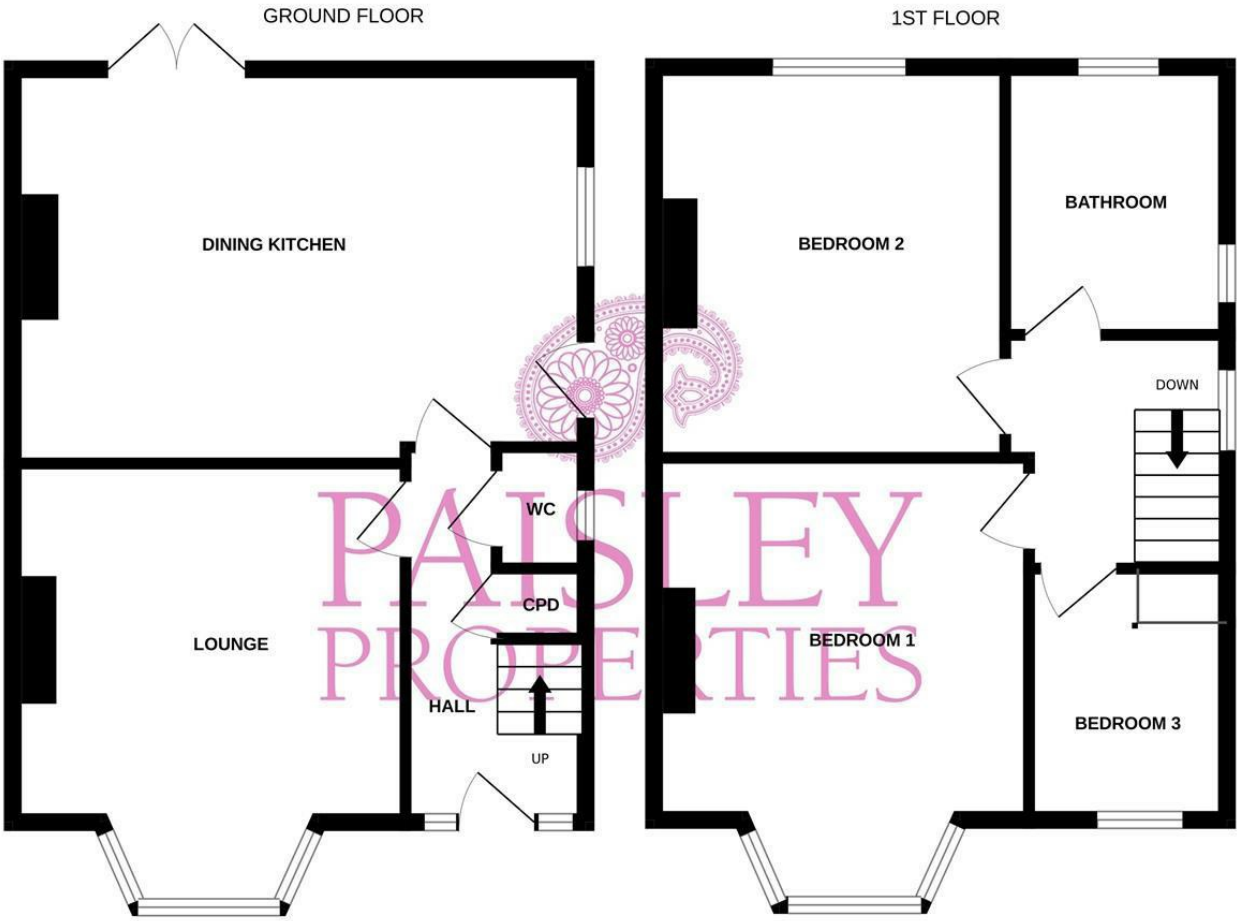
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

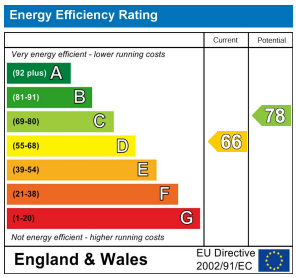
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy,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

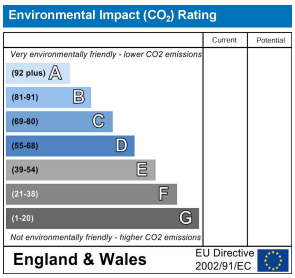
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY 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.



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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