

60 Southfield Road,
Almondbury HD5 8RJ

OFFERS AROUND
£240,000



WELL PRESENTED THROUGHOUT, THIS "MOVE IN READY" THREE BEDROOM SEMI DETACHED FAMILY HOME OFFERS OPEN PLAN LIVING, A GOOD SIZE REAR GARDEN ADJOINING FIELDS, DETACHED GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / EPC: AWAITING

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door which has glazing to the side into a welcoming entrance hallway. There is space to remove and store coats and shoes, spot lighting, a staircase ascends to the first floor landing and doors lead to the living room and kitchen.

LIVING ROOM 15'10" x 12'1" max

This well presented lounge is a good size, offers ample space for a range of furniture and is flooded with natural light courtesy of the large front facing window. The room has an inset fireplace which can house an electric fire, spot lighting to the ceiling and has an opening through to the dining room.



DINING KITCHEN 18'1 x 1'11 maximum



A bright and spacious dining kitchen spanning the whole rear of the property and being fitted to a high standard with a comprehensive range of contemporary wall, base and drawer units with contrasting polished quartz work surfaces and brick tiled splashback, inset single drainer sink unit, integrated Bosch electric oven, microwave, ceramic four plate hob with extractor hood over, fridge, freezer, dishwasher and plumbing for washing machine. A useful understairs cupboard provides the perfect storage for household items and attractive wood effect flooring flows underfoot and into the spacious dining area with double doors to garden and double glazed door to side.





FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing where there is a side facing window allowing natural light to cascade down to the hall and doors which lead to the three bedrooms and bathroom. A ceiling hatch provides access to the loft space.



BEDROOM ONE 12'2" x 11'8" max

Enjoying neutral décor the master bedroom has an abundance of space for a range of free standing bedroom furniture. A window gives a view of the street scene below, spotlights adorn the ceiling and a door leads to the landing.



BEDROOM TWO 12'8" x 9'10" max

Located at the rear of the property is a second double bedroom with fitted wardrobes and over head storage, space for a range of free standing bedroom furniture alongside a rear facing window with superb views out over the garden and neighbouring fields. A door leads to the landing.



BEDROOM THREE 7'4" x 7'3" max

Positioned to the front of the property this bright single room with bulk head storage would make a wonderful child's nursery/bedroom, guest room, office/hobby room or a dressing room. There is a front facing window and a door which leads to the landing.



BATHROOM



This stylish bathroom comprises of a three piece white suite including a bath, waterfall shower and glazed screen, hand wash basin with mixer tap which sits upon a vanity unit, fitted wall cabinetry and a concealed cistern W.C. The bathroom is fully tiled with complimentary floor tiles, obscure glazed rear window, spot lights and a door which leads to the landing.



REAR GARDEN



Adjoining the house is a large level patio area which is perfect for dining, barbeques and garden furniture. Steps lead up to a further good sized level lawned garden and another set of steps lead to a decorative pebbled seating area with timber summerhouse, raised flowerbeds and an apple tree. The garden is South facing, enclosed by boundary fencing and enjoys the quiet and privacy of having an open aspect behind.



EXTERNAL FRONT, GARAGE AND DRIVEWAY



To the front of the property is the driveway which creates side by side parking for multiple vehicles and external fitted EV charging pod. Through double timber gates the driveway then continues up the side of the property to a recently built single garage with up and over door, light and power.

A storage space can be accessed from the drive and neatly houses the property's central heating boiler.



***MATERIAL INFORMATION**

TENURE: FREEHOLD
ADDITIONAL PROPERTY COSTS:
COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND C

PROPERTY CONSTRUCTION: BRICK AND RENDER
PARKING: DRIVEWAY AND GARAGE

UTILITIES:
*Water supply & Sewerage- MAINS
*Electricity & Gas Supply - MAINS
*Heating Source - GAS CENTRAL HEATING
*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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.

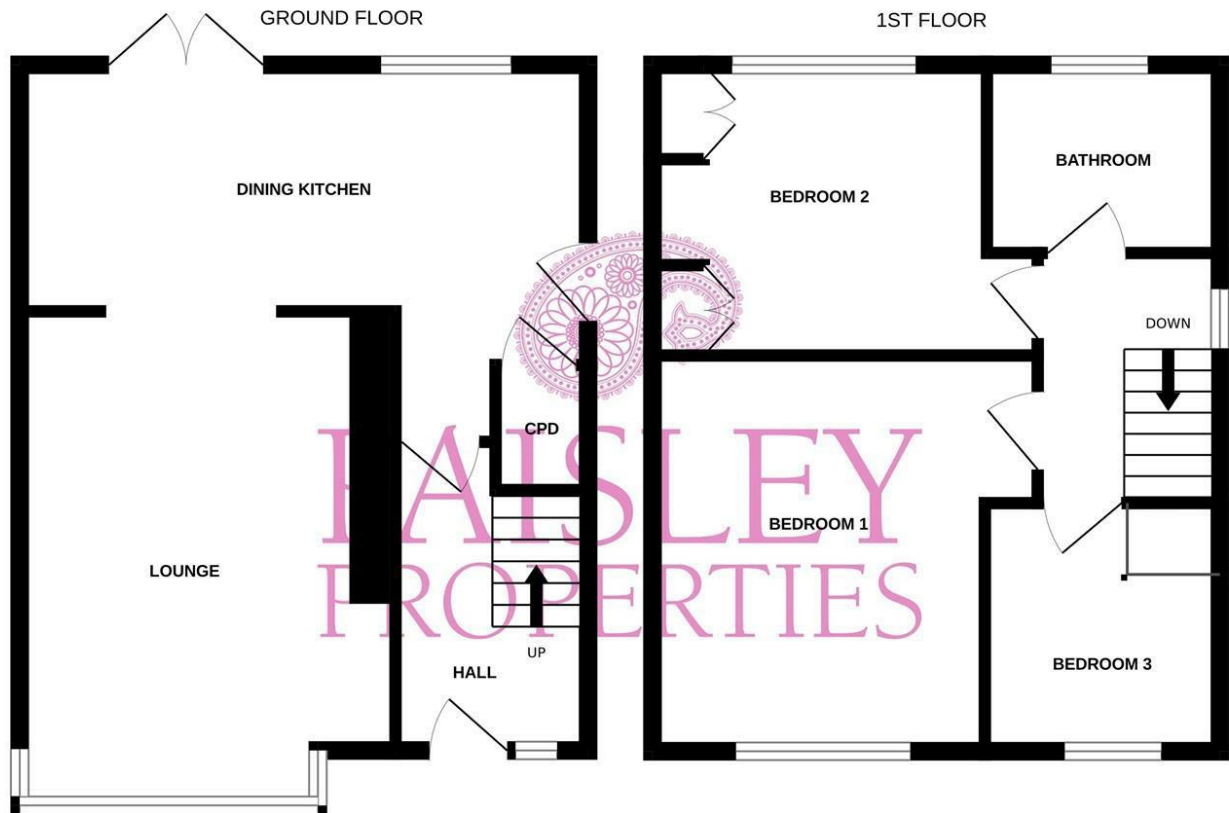
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

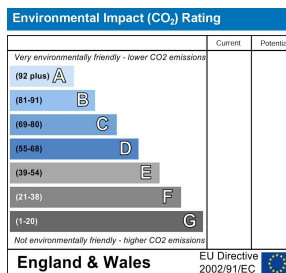
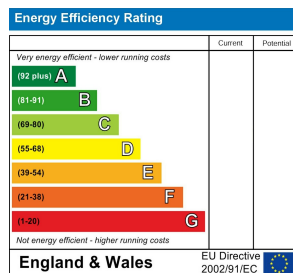
SURVEY TEXT

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 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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