

95 Benomley Road,
Almondbury HD5 8LS

OFFERS AROUND
£265,000



LOVED FOR MANY YEARS, THIS THREE BEDROOM SEMI DETACHED FAMILY HOME IS BURSTING WITH POTENTIAL, HAS SPACIOUS LIVING ACCOMMODATION, A WELL MAINTAINED AND GENEROUS SIZE REAR GARDEN BACKING ONTO WOODLAND, SINGLE DETACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE PORCH

You enter the property through a uPVC door into the entrance porch which is flooded with natural light, ideal for removing outdoor clothing and for freestanding storage. The room benefits from a storage cupboard with shelving and an obscure glazed door opens to the entrance hallway.



ENTRANCE HALLWAY

You enter into a welcoming entrance hallway which benefits from two understairs storage cupboards ideal for household items, coats and shoes. A staircase with a timber balustrade ascends to the first floor landing. Doors lead through to the living room, family dining room and the kitchen.



LIVING ROOM 14'3" apx x 12'3" max

This light and airy living room has an abundance of space for living room furniture and a large window overlooks the front garden. A timber effect fireplace with a tiled hearth houses a gas fire and a door leads through to the entrance hallway.



KITCHEN 8'3" max x 7'8" max

The dual aspect kitchen has a range of wall and base units with tiled splash backs, roll top work surfaces and a stainless steel sink and drainer. There is space for a freestanding electric oven, fridge freezer and plumbing for a washing machine. Vinyl flooring underfoot completes the room. A door leads back through to the entrance hallway and an external door leads out to the rear garden.



DINING ROOM 12'0" max x 11'11" apx

Located to the rear of the property with fantastic views over the garden through the sliding patio doors is the formal dining room which has a wall mounted gas fire, ample space for freestanding dining furniture and a door leads through to the entrance hallway.



FIRST FLOOR LANDING

Stairs ascend to the first floor landing with a side aspect window, a hatch gives access to the loft and doors lead through to three double bedrooms, the bathroom and a separate W.C.



BEDROOM ONE 14'1" apx x 12'3" max

Positioned at the front of the property with a lovely view of the street scene below is this extremely spacious double bedroom. The room has ample space for free standing furniture and benefits from a fitted double wardrobe with overhead storage to one alcove. A door leads to the landing.



BEDROOM TWO 12'2" max x 11'1" apx

This generous double bedroom is located at the rear of the property with pleasant garden and woodland views. There is space for a range of bedroom furniture and a door leads to the landing.



BEDROOM THREE 8'9" apx x 7'11" apx

Another charming double bedroom with garden views, space for bedroom furniture and a door leads to the landing.



BATHROOM 6'11" max x 6'7" apx

The family bathroom is fitted with a bath with shower over, pedestal hand wash basin and a floor to ceiling storage cupboard ideal for towels and toiletries. The room is partially tiled, has a side facing obscure window and a door leads to the landing.



SEPARATE W.C 4'9" apx x 2'6" apx

This handy room has a low flush W.C, pedestal hand wash basin, obscure side facing window and is partially tiled. A door leads to the landing.



REAR GARDEN

The garden creates a wonderful space which can be enjoyed by all. At the same level of the property and garage is a patio area which can be easily accessed and would make the perfect place for patio furniture and outdoor dining. Steps lead to the well maintained lawned areas that are separated very subtly by stone steps and mature flower beds. There is plenty of space for a shed and /or greenhouse if desired and at the top of the garden there is a woodland area giving privacy.







EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is a lovely lawned garden with well planted borders. A garden path leads to the front porch.

A long driveway provides parking for multiple vehicles and runs up the side of the property to a single detached garage which has power, timber doors and a side entrance.





***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

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

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.

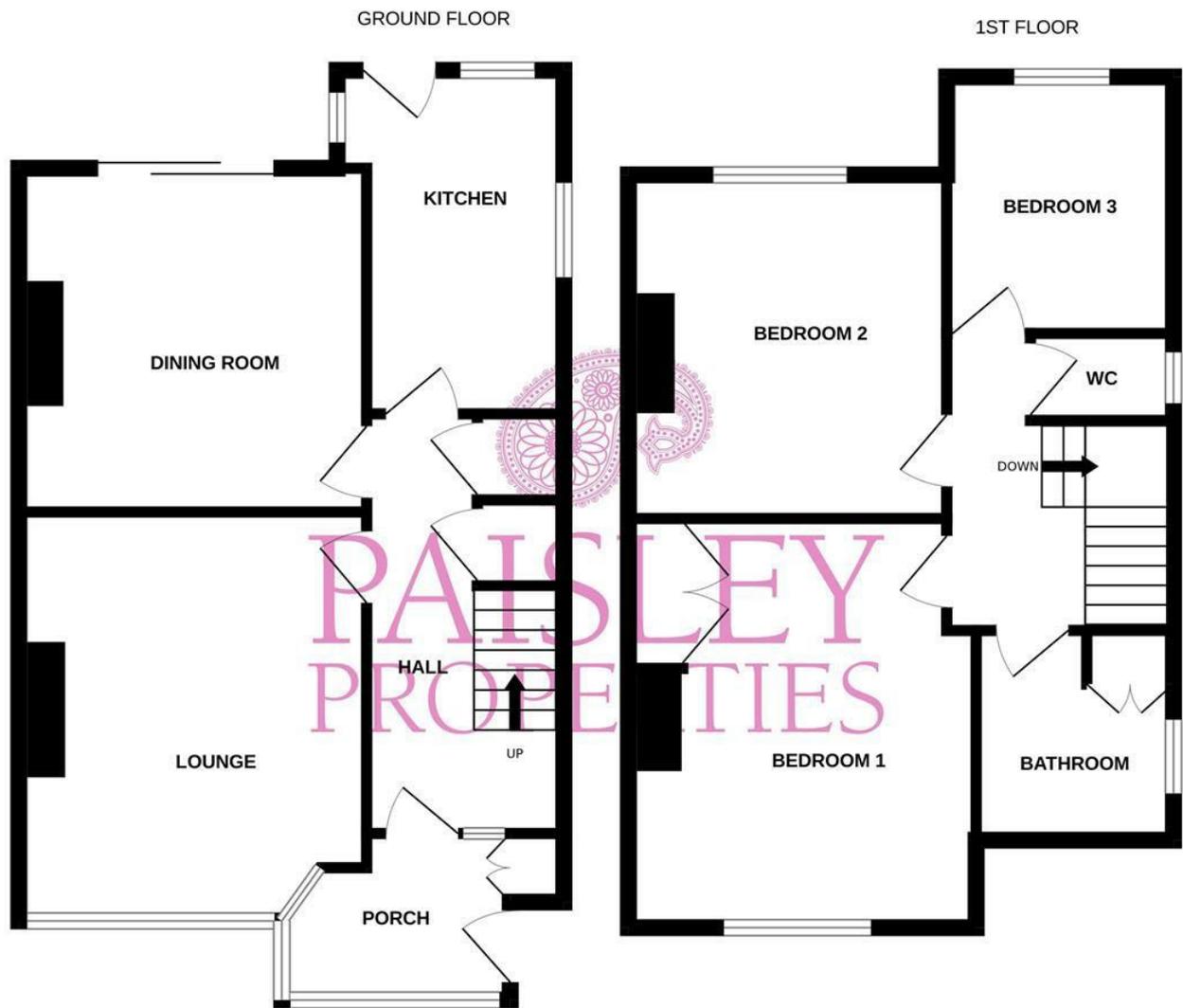
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

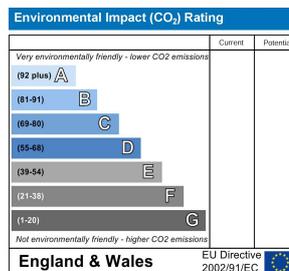
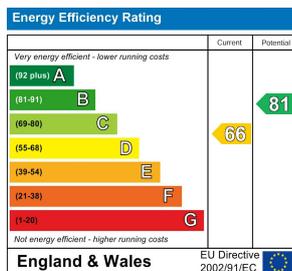
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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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