

26 Far View Bank,
Almondbury HD5 8EP

OFFERS AROUND
£375,000



TUCKED AWAY ON A PEACEFUL CUL DE SAC ON A GOOD SIZE CORNER PLOT WITH FANTASTIC VIEWS IS THIS WELL PRESENTED THREE DOUBLE BEDROOM DETACHED FAMILY HOME WHICH BOASTS EXTREMELY SPACIOUS LIVING ACCOMMODATION, WRAP AROUND GARDENS, INTEGRAL DOUBLE GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door with a glazed side window into a welcoming hallway with oak flooring underfoot. A carpeted staircase with a timber and wrought iron balustrade ascends to the first floor landing. A handy understairs cupboard provides storage and doors lead to the living room and dining room.



LIVING ROOM 27'4" max x 13'11" max

This spacious dual aspect living room enjoys an abundance of natural light and is thoughtfully arranged to create distinct zones, the living room has space for freestanding furniture and a marble fireplace with stone hearth housing a decorative pebble effect fire. The rear of the room features a cosy snug area with patio doors opening to the garden while still maintaining a generous open plan feel. Oak flooring flows throughout the space and a door opens to the entrance hallway.





DINING ROOM 14'4" max x 10'9" max

This beautifully presented dining room offers ample space for a dining table, chairs and further freestanding furniture. A large bay window allows natural light to flow through the space and offers pleasant views of the garden. There is oak flooring underfoot and doors open to the rear hall and back through to the entrance hallway.



REAR HALL

Accessed from the dining room with oak flooring underfoot is the rear hall which is nicely decorated and has doors opening to two storage cupboards ideal for storing household items and a tumble dryer if required, a ground floor W.C, the double garage and through to the breakfast kitchen.



GROUND FLOOR W.C 4'8" apx x 3'9" apx

Handily positioned off the rear hall is the ground floor cloakroom which is fully tiled and comprises of a low flush W.C and a wall hung hand wash basin. There is oak flooring underfoot and a rear obscure window.



BREAKFAST KITCHEN 22'9" max x 10'4" max

This modern breakfast kitchen is fitted with a range of timber wall and base units, contrasting work surfaces and a stainless steel sink and drainer with mixer tap over. There is space for a range cooker with extractor fan over, American style fridge freezer, a fitted dishwasher and a wine cooler. A large rear facing window provides a pleasant outlook over the garden. A breakfast bar offers space for informal dining, tile flooring flows underfoot and an opening leads through to the conservatory. A door leads through to the rear hall and an external door opens to the side of the property.





CONSERVATORY 11'10" max x 10'6" max

Flooded with natural light, this good size conservatory is a great space for entertaining and offers lovely views over the garden. There is tile flooring underfoot and doors open to the rear patio. An opening leads back through to the breakfast kitchen.



FIRST FLOOR LANDING

A carpeted staircase ascends to the first floor split landing and doors lead through to three double bedrooms, house bathroom, separate W.C and a hatch gives access to a part boarded loft.

BEDROOM ONE 19'8" max x 10'0" max

A generously proportioned double bedroom having space for freestanding bedroom furniture and views over the garden, driveway and cul de sac below through its three well placed windows. The room is neutrally decorated and offers a bank of fitted wardrobes, a dressing table and a hand wash basin sat on a vanity unit. spotlighting adorns the ceiling and a door leads to the landing.



BEDROOM TWO 13'0" max x 12'5" max

Positioned to the rear of the property with fantastic far reaching views is this well presented double bedroom with a bank of fitted wardrobes, dressing table, bedside drawer units and shelving. There is hard wood flooring underfoot, spotlights to the ceiling and a door leads to the landing.



BEDROOM THREE 13'8" max x 8'11" max

Another bright double bedroom having an original hand fired brick feature wall, under eaves cupboard with hanging space housing a family sized safe with space for freestanding furniture, oak flooring underfoot and a door leads to the landing.



BATHROOM 9'11" max x 8'5" max

This stylish bathroom is fitted with a three-piece suite including a bath with shower attachment, corner shower with sliding glass screen and a vanity hand wash basin with mixer tap. The room is fully tiled to the walls and has complimentary heated tile flooring underfoot, a rear obscure window, chrome towel radiator and a door leads to the landing.



SEPARATE W.C 6'9" apx x 2'10" apx

This partially tiled room has a low flush W.C, a wall hung hand wash basin with mixer tap over and an obscure rear facing window. Complimentary tile flooring underfoot and a door leads on to the landing.



GARDENS

Sat on a good size corner plot, perfect for families and entertaining with well maintained wrap around lawns, ample space for garden furniture, decking and patios ideal for outdoor dining. The garden also offers amazing far reaching views, well placed flower bed borders, a fully insulated timber garden office with electric ideal for those working remotely and ample space for a summer house if desired.





VIEWS FROM THE REAR



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is a well maintained lawn garden with well maintained hedging giving access to the rear. A driveway for multiple vehicles leads to the integral double garage which has a Zappi EV charging point and an electric door with a remote control. A utility area is situated to the rear of the garage with plumbing for a washing machine, space for a tumble dryer and extra fridge and freezer space if desired.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band E

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway / Electric car charging point

DISPUTES:
There have not been any neighbour disputes / There has been a filed neighbour dispute and details can be provided upon request.

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
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.

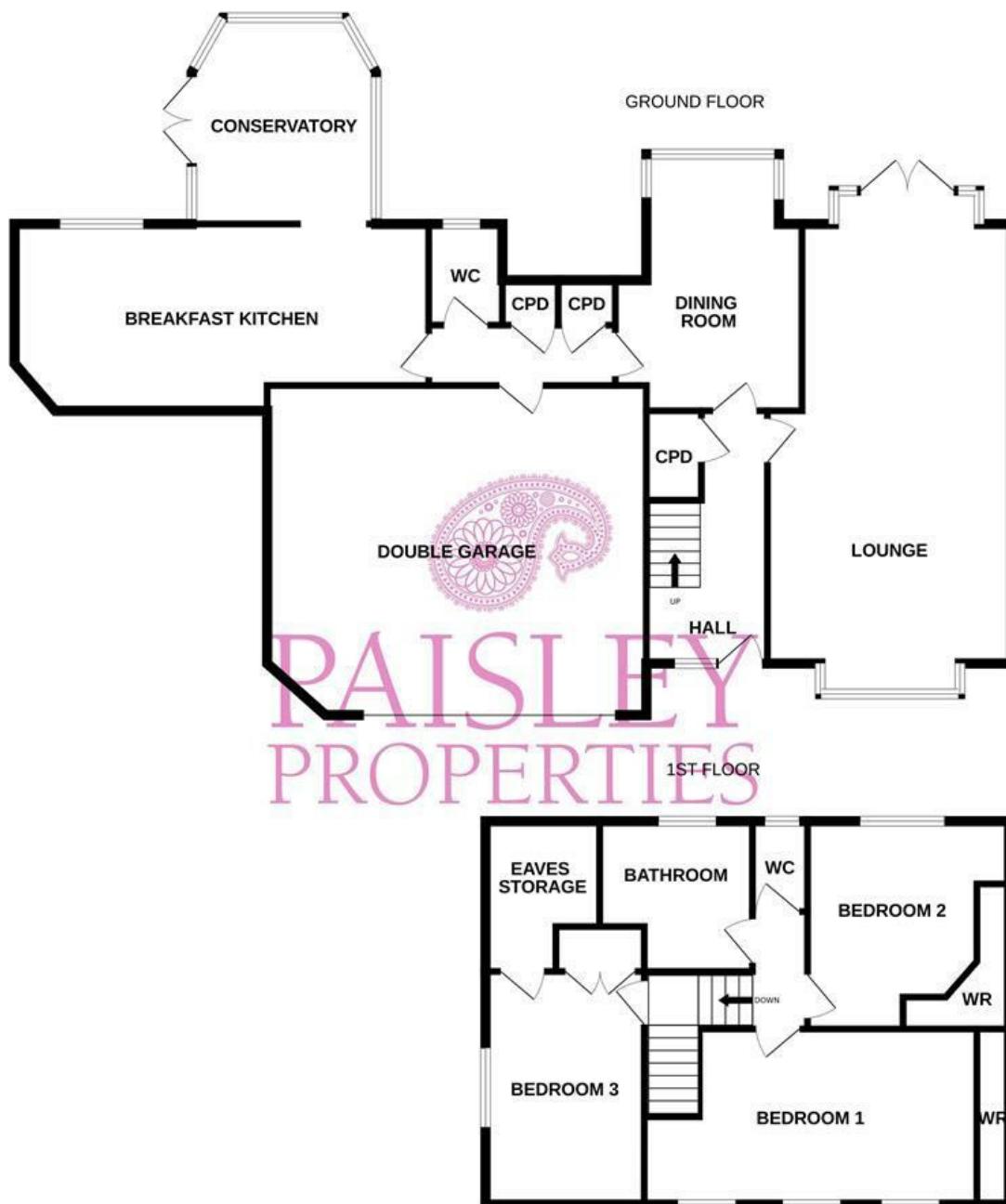
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

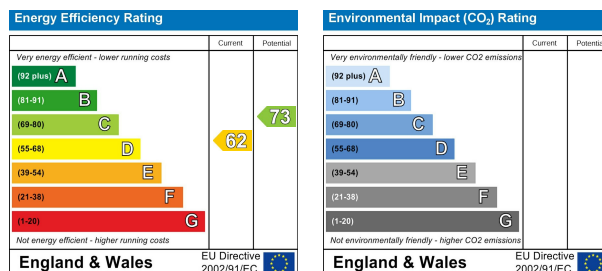
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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