7 Chaucer Close, Honley HD9 6EN

OFFERS AROUND £270,000

LOCATED IN THE DESIRABLE VILLAGE OF HONLEY IS THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTING LOVELY LANDSCAPED GARDENS, A DRIVEWAY FOR MULTIPLE VEHICLES AND A GARAGE.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY PROPERTIES

ENTRANCE PORCH 5′11″ apx x 3′5″ apx
You enter the property through a composite door into a welcoming entrance porch with space to remove and store outdoor clothing. A door opens to the living room.

LIVING ROOM 15′4″ max x 13′7″ max

This beautifully presented living room has ample space for free standing living room furniture. A pebble effect electric fire set within a fireplace with marble hearth creates a lovely focal point to the room and a large front facing window gives a view of the front garden. Doors lead through to the dining kitchen and a carpeted staircase ascends to the first floor landing.

DINING KITCHEN 15′3″ max x 8′5″ max

Flooded with natural light through its windows and having lovely garden views is this stylish dining kitchen which is fitted with a range of cream wall and base units, complimentary work surfaces with tiled upstands and an inset stainless steel sink with mixer tap over. Integrated appliances include a double electric oven and four ring induction hob with extractor fan over, fridge freezer, dishwasher and washing machine. To the side of the kitchen is a breakfast bar ideal for informal dining and space for a dining table with chairs. Spotlighting to the ceiling and laminate flooring completes the room, a door opens to the rear porch and a door leads back through to the living room.

REAR PORCH 5′0″ apx x 3′1″ apx

Allowing direct access from the rear garden this handy porch has tiled flooring and has space to remove outdoor clothing.

FIRST FLOOR LANDING

A staircase ascends from the living room to the first floor landing and doors lead through to three bedrooms and the house bathroom.

BEDROOM ONE 13'3" max x 8'8" max

This well presented double bedroom is positioned at the front of the property with views over the cul de sac below and benefits from a bank of fitted wardrobes, overhead storage and a dressing table with drawers. A door leads to the landing.

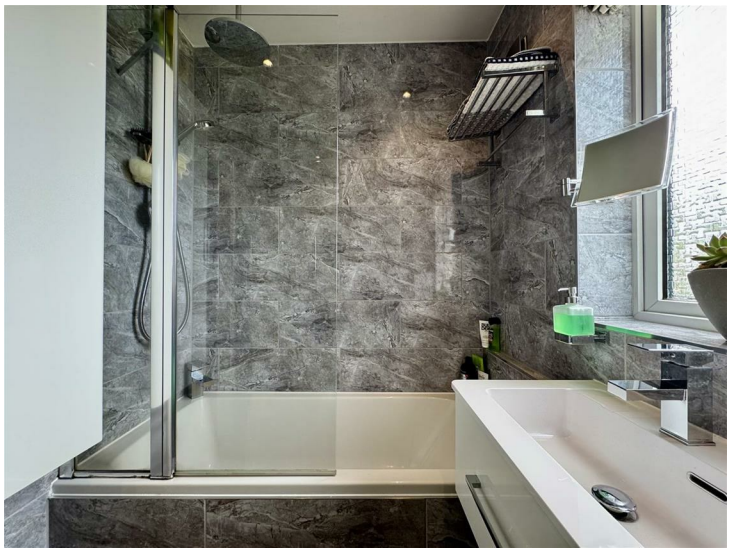
BEDROOM TWO 9′0″ apx x 8′7″ apx

Positioned to the rear of the property with lovely far reaching views is this light and airy double bedroom which has space for bedroom furniture and a door opens to the landing.

BEDROOM THREE 8′10″ max x 6′5″ max

Currently used as a home office, this charming single bedroom has bulk head storage cupboard housing the water cylinder and space for furniture. A door leads to the landing.

BATHROOM 5′2″ apx x 6′3″ apx



The attractive house bathroom is fitted with a white three-piece suite, including a bath with waterfall shower and glass screen, a wall hung vanity hand wash basin and a low level W.C. The room is fully tiled, has laminate flooring underfoot, a chrome towel radiator, obscure glazed window and a door leads through to the first floor landing.

REAR GARDEN

This wonderful fence enclosed garden has a range of spaces to enjoy. A raised Indian sandstone patio adjoins the property, which would make the ideal space for outside dining and entertaining. There is a nicely landscaped lawn with colourful flower bed borders and a second patio at the bottom of the garden provides space for outdoor furniture.

A timber gate opens to the driveway.

EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is a lawned garden with well planted borders and a pathway leads to the front porch.

A shared driveway provides parking and runs down the side of the property. Benefitting from an EV charger and leading a single garage which has power and an up and over door. A timber gate opens to the rear garden.

***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Stone

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 1000mbps

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

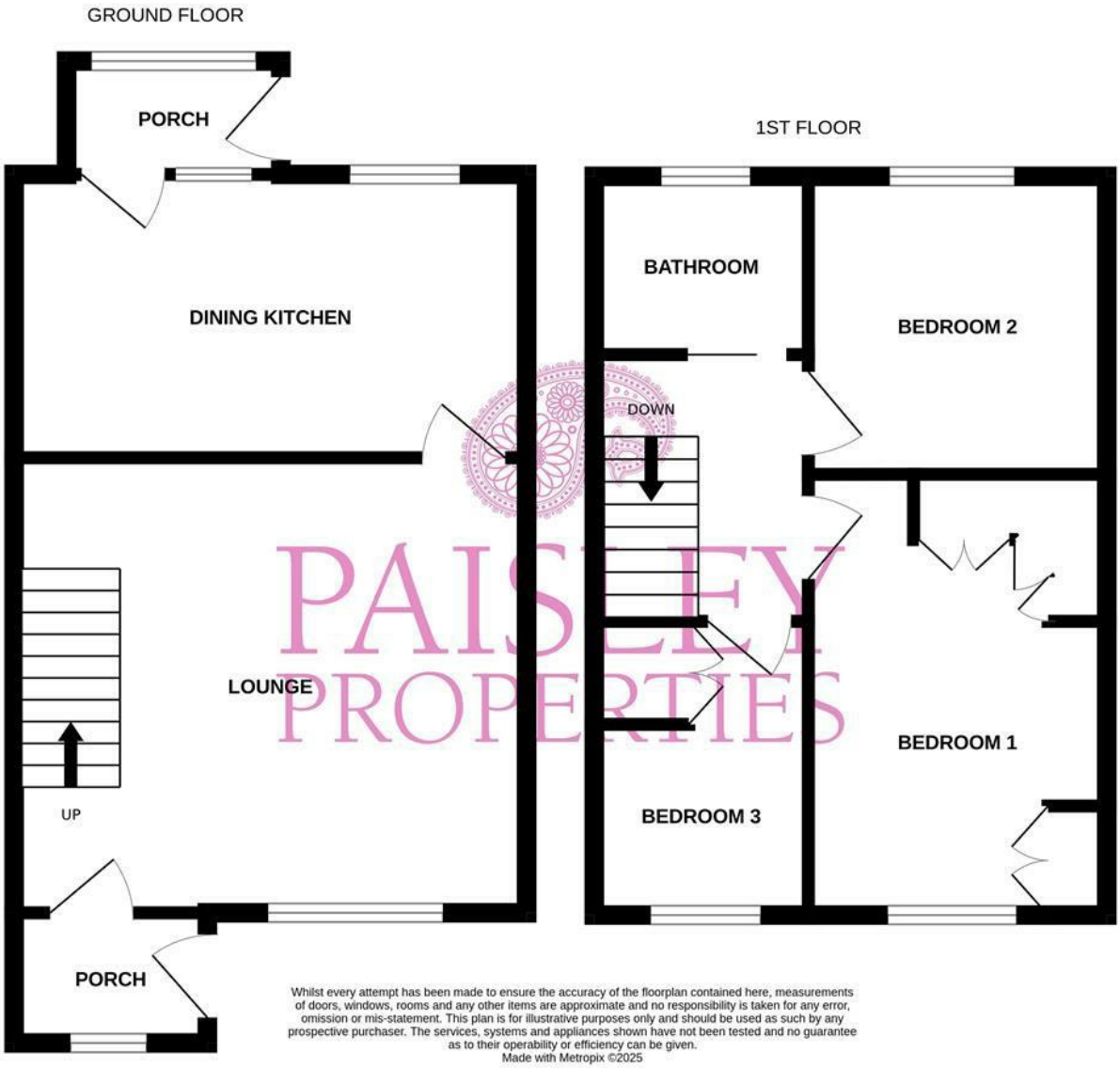
AGENT NOTES

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.



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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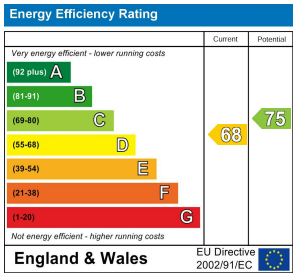

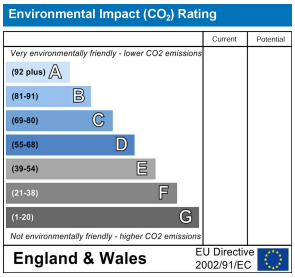

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