8 Morton Green,
Almondbury HD5 8TT

£180,000













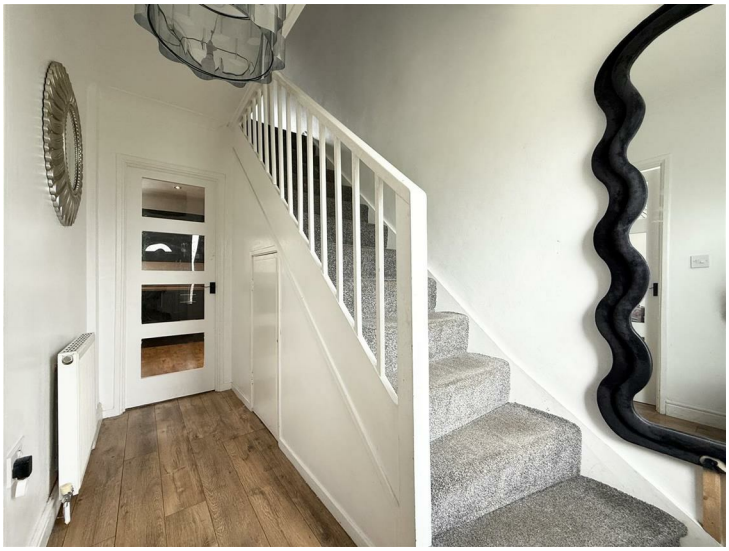


THIS FANTASTIC THREE BEDROOM TERRACED PROPERTY OFFERS SPACIOUS LIVING ACCOMMODATION, ENCLOSED REAR GARDEN, OUTBUILDING AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND: / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY





You enter the property through a part glazed uPVC door into this welcoming entrance hallway. There is a useful under stairs cupboard, perfect for storing shoes and coats and wood effect laminate flooring underfoot. Glazed doors lead to the lounge, dining kitchen and stairs ascend to the first floor landing.

LOUNGE 12'8" approx x 11'8" approx



This generously sized lounge is tastefully decorated in neutral tones and is filled with natural light courtesy of the large front facing window which looks out over the front garden. There is a lovely electric fire with pale surround, laminate wood effect flooring under foot and plenty of space for free standing living room furniture. A glazed door leads through to the entrance hallway.





DINING KITCHEN 19'0" max x 9'11" max

This impressive dining kitchen is positioned to the rear of the property and is fitted with a range of shaker style wall and base units, complementary wood effect roll top work surfaces with matching up stands, stainless steel sink and drainer with mixer tap, built-in wine rack, integrated double electric oven and four ring gas hob with extractor fan over. There is space for a free standing fridge freezer and space and plumbing for a washing machine. This stylish kitchen is fitted with wood effect laminate flooring and spot lighting to the ceiling. To one end of the room there is plenty of space for a good sized dining table and chairs, or seating making this room perfect for dining and entertaining. Patio doors leads out onto the rear garden and a glazed door leads to the entrance hallway.









FIRST FLOOR LANDING





Stairs ascend from the entrance hallway to the first floor landing which has loft access, carpeted flooring and doors lead through to the three bedrooms and house bathroom.

BEDROOM ONE 13'4" approx x 10'0" approx



This spacious master bedroom is a fantastic size with neutral decor and benefits from having two front facing windows, making the room bright and airy and overlooks the quiet cul-de-sac. There is ample room for free standing bedroom furniture and has a door leads to the landing.





BEDROOM TWO 13'4" approx x 10'5" approx



Another exceptionally large bedroom positioned to the rear of the property which is fitted with two handy storage cupboards, one of which neatly houses the property's combination boiler. There is a rear facing window providing a pleasant outlook over the rear garden and a door leads to the landing.

BEDROOM THREE 10′4″ max x 6′11″ max



This charming single bedroom would alternatively make a lovely nursery, child's room or study and benefits from a built in storage cupboard. There is a front facing window and a door leads to the landing.

HOUSE BATHROOM 7'7" approx x 5'5" approx



This house bathroom is fitted with a white three piece suite including bath with a mixer tap and fitted electric shower over, pedestal hand wash basin and a low level W.C. The bathroom is partially tiled with attractive wall tiles and there is wood effect vinyl flooring. A rear facing obscure glazed window fills the room with natural light, there is spot lighting to the ceiling and a chrome heated towel rail. A door leads to the landing.

REAR GARDEN







This good sized rear garden is fully enclosed by boundary walling, has a level lawn and two generous patio areas which creates the perfect space for outside entertaining. There is a useful outbuilding providing additional storage space for garden or household items and a gate provides access to the front of the property.

DRIVEWAY AND FRONT GARDEN





To the front of the property there is a driveway providing off road parking and to one side there is a lawned area. A gate provides access down the side of the property to the enclosed rear garden.

MATERIAL INFORMATION - PAISLEY

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band A

PROPERTY CONSTRUCTION:
Non Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

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

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 - PAISLEY
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.

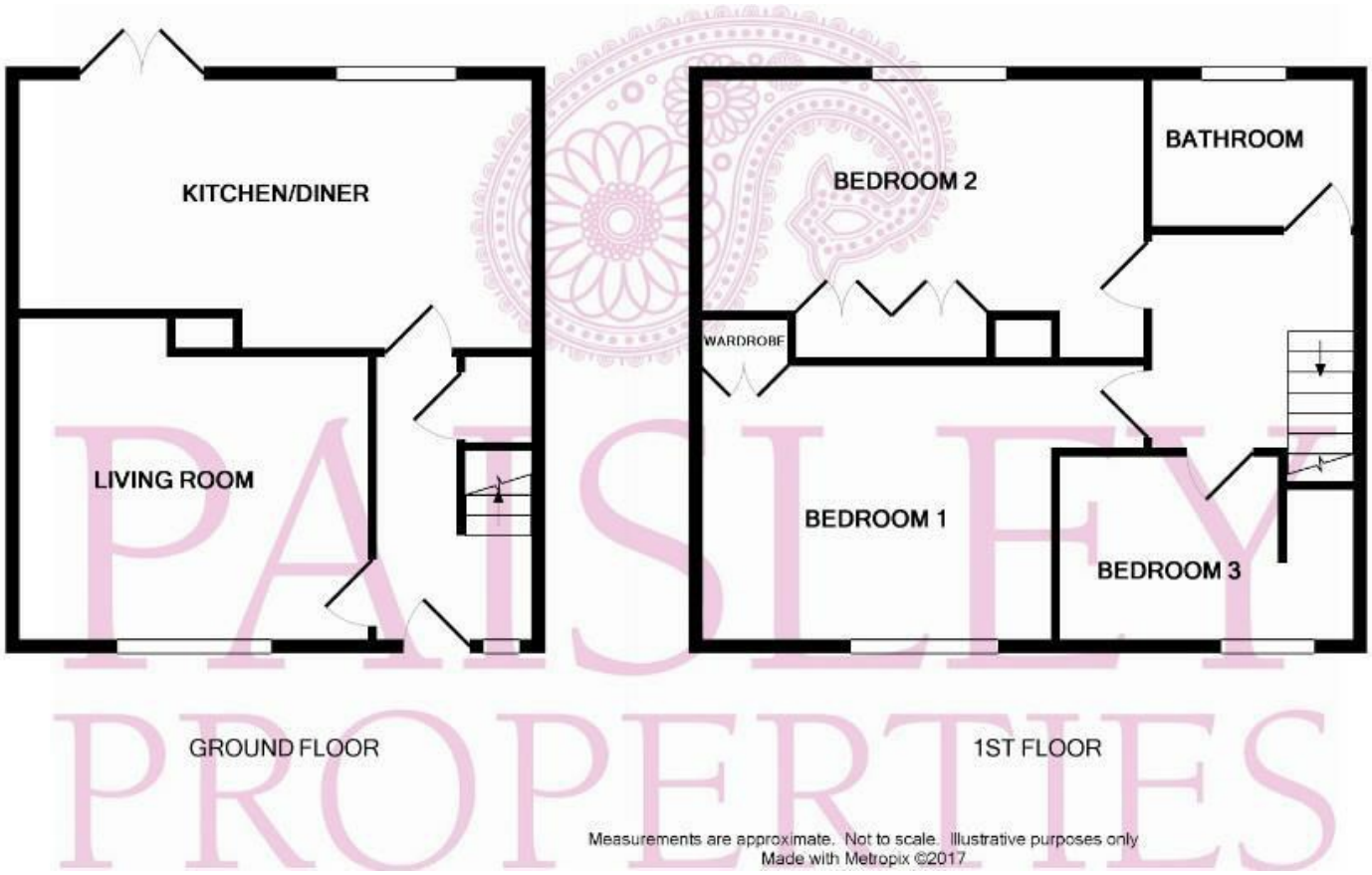
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

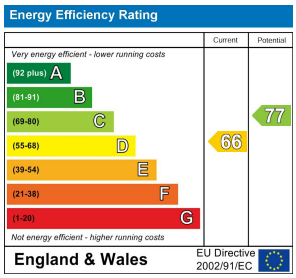
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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.

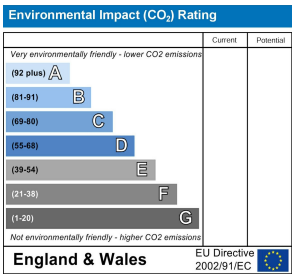
PAISLEY PROPERTIES - PAISLEY
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES - PAISLEY
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 / mandy@paisleymortgages.co.uk to arrange an appointment.

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







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