

8 School Lane,  
Kirkheaton HD5 0JS

OFFERS AROUND  
£239,950



TASTEFULLY PRESENTED THROUGHOUT, THIS THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS OPEN PLAN LIVING ACCOMMODATION, WELL MAINTAINED GARDENS AND A GARAGE.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY



You enter the property through a composite door with side glazing into the welcoming entrance hall which has space to remove and store outdoor clothing. An archway leads straight through to the living room offering an open plan feel and a staircase ascends to the first floor landing.

## LIVING ROOM 15'6" max 14'1" max



This tastefully decorated reception room has a large window allowing an abundance of natural light to flood through and plenty of space for freestanding furniture. Herringbone effect laminate flooring flows underfoot, Double doors open through to the dining kitchen and an arch leads to the entrance hall.

## DINING KITCHEN 18'10" apx x 11'0" apx



Spanning the rear of the property, this stylish dining kitchen really is the heart of the home. Having not only a beautifully appointed kitchen but space for formal dining. The kitchen area is fitted with a range of black and white base and wall units with contrasting worktops, bevelled metro tile splashbacks and a composite sink with mixer tap over. There is space for a freestanding electric oven, fridge freezer and plumbing for a dishwasher and a washing machine. Herringbone effect laminate flooring runs underfoot through to the dining area which has space for a dining table and chairs. There is fantastic breakfast bar ideal for informal dining, a handy understairs cupboard provides storage and a large window and patio doors allow natural light to flood in whilst offering pleasant views of the garden. Patio doors open to the garden, a door opens to the side of the property and double doors lead back to the living room.



## FIRST FLOOR LANDING



Stairs ascend from the entrance hall to the first floor landing. There is space for freestanding furniture, a side facing window and doors lead to the three bedrooms and the bathroom. A hatch gives access to the loft.

## BEDROOM ONE 14'2" max x11'6" max



Positioned at the front of the property, this generous size double bedroom benefits from fitted wardrobes and overhead storage. This nicely presented room has space for bedroom furniture, laminate flooring and a door leads to the landing.

## BEDROOM TWO 11'6" max x 11'0" max



Another good size double bedroom with ample space for freestanding bedroom furniture, a fitted wardrobe and has a pleasant outlook over the properties rear garden. A door leads to the landing.

## BEDROOM THREE 8'9" max x 6'8" max



A single bedroom which could also lend itself as a home office if required. There is room for freestanding furniture and a window gives an outlook over the front garden and street scene below. A door leads to the landing.

## BATHROOM 6'7" max x 5'5" max



This boutique style bathroom comprises of a white three piece suite including a bath with black waterfall shower over and a bifold glass screen, vanity hand basin with mixer tap and a low flush W.C. The room is partially tiled, has an anthracite towel radiator and attractive vinyl flooring underfoot. There is an obscure glazed window and a door leads to the landing.

## REAR GARDEN AND GARAGE



Great for entertaining and family gatherings, this enclosed garden can be accessed through from the side of the property through a wrought iron gate and out through the dining kitchens patio doors. The garden offers a range of spaces to enjoy which includes a patio area with pergola and a well maintained lawn. A timber gate opens to the back lane.

To the side of the property is a secure paved area ideal for pets, a storage cupboard for outdoor items and a door opens to the rear of the garage. A wrought iron gate opens to the front garden.

A back lane gives access to the garage which has power, light and an up and over door.



## EXTERNAL FRONT



Accessed by a wrought iron gate, stone steps descend to lawned garden with raised flower bed borders. A path leads to the front door and a gate opens to the side of the property.

## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

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

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band B

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage

DISPUTES:  
There have not been any neighbour disputes.

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.

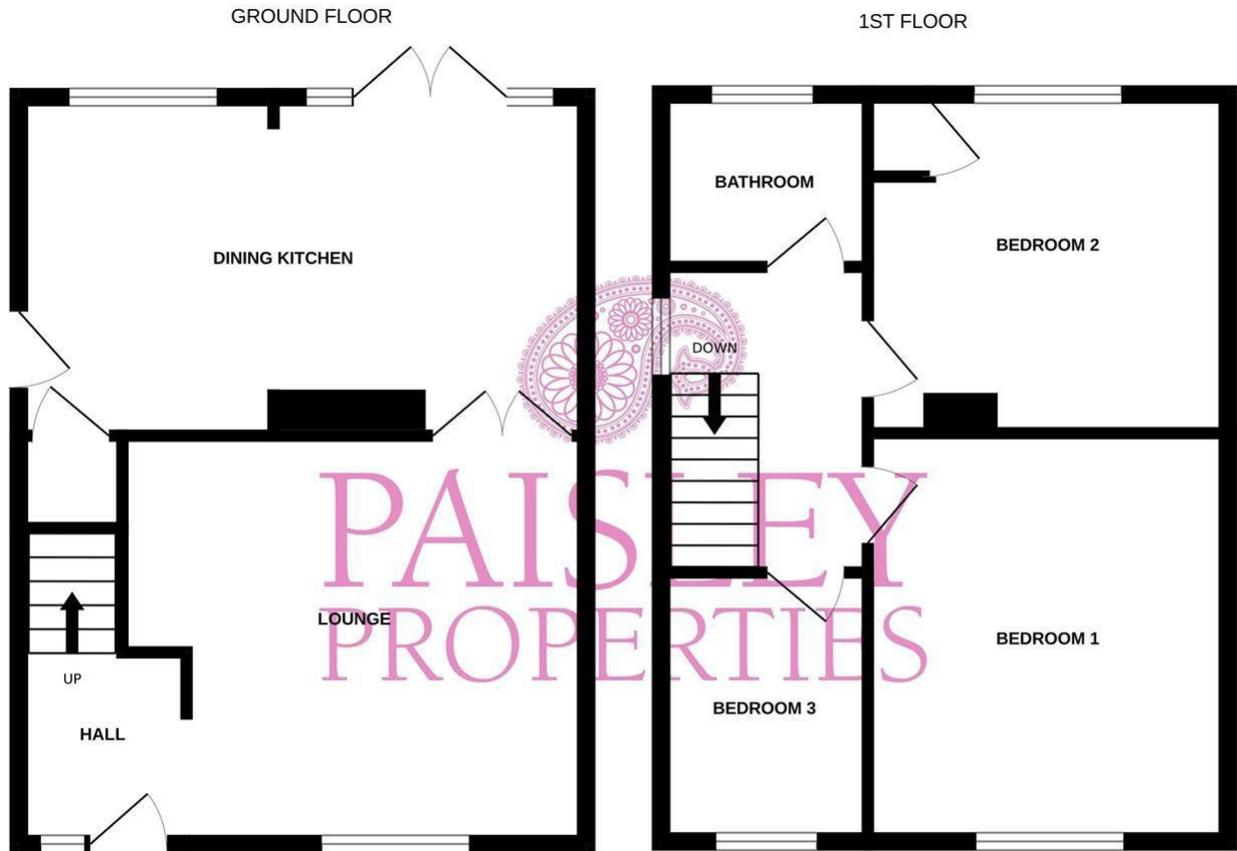
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

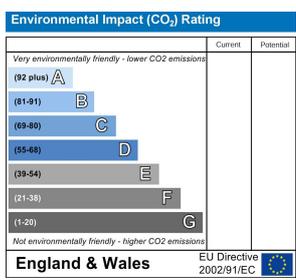
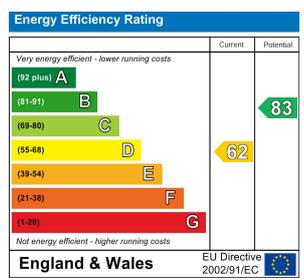
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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