2 Templar Drive, Almondbury HD5 8HS

OFFERS AROUND
£280,000

THIS CHARMING THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME IS BURSTING WITH POTENTIAL, BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A LARGE REAR GARDEN, DETACHED GARAGE AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING F

PAISLEY
PROPERTIES

KITCHEN 10'11" max x 6'10" max

You enter the property through a part glazed upvc door into this well appointed kitchen which has a range of wall and base units with complementary work surfaces, a serving hatch, tile upstands and a composite sink with mixer tap over. There is space for an electric oven and handy understairs cupboards provide room for a freestanding fridge freezer, tumble dryer and plumbing for a washing machine. A window looks out to the side of the property and a door leads through to the hallway.

HALLWAY

Entered from the kitchen, the hallway has a large window overlooking the front garden and space for freestanding storage. A door leads through to the living room and a staircase ascends to the first floor landing.

LIVING ROOM 20′10″ apx x 11′11″ max

This generous size reception room is flooded with natural light through its window which offers a view over the front garden. There is ample space for living room furniture and has a fireplace housing an electric fire. Double doors open to the dining room and French doors lead through to the conservatory.

DINING ROOM 10′11″ apx x 10′1″ apx

A great space for entertaining, this family sized dining room has plenty of space for a dining table, chairs and freestanding furniture. A large window has views over the rear garden and double doors leads through to the living room.

CONSERVATORY 10'10" apx x 9'10" apx

Flooded with natural light, this great addition to the property offers views over the garden, has space for furniture and patio doors open to the garden.

FIRST FLOOR LANDING

Quarter landing stairs ascend from the hallway to the first floor landing which has a window to the side and a sliding mirrored storage cupboard with a hanging rail. Doors lead through to three double bedrooms, house bathroom, separate W.C and a hatch with pull down ladders give access to the boarded loft.

BEDROOM ONE 11'11" max x 11'2" max

Located to the rear of the property is this well proportioned double bedroom with ample space for additional freestanding furniture, a large window overlooks the rear garden and a door leads through to the landing.

BEDROOM TWO 11'11" apx x 9'5" apx

Another good sized double bedroom with space for freestanding furniture, situated at the front of the property with views over the front garden. A door leads through to the landing.

BEDROOM THREE 10'10" apx x 8'2" apx

This bright double bedroom benefits from ample space to accommodate freestanding bedroom furniture and is located to the rear of the property overlooking the garden. A door leads through to the landing.

BATHROOM 7'11" max x 6'1" max

The partially tiled bathroom comprises of a two piece suite including a bath with electric shower over and bifold screen and a hand wash basin sat upon cabinetry, cupboard and a floor to ceiling store housing the water cylinder and provides space for bathroom items. An obscure side window allows natural light to flow through the space and a door leads through to the landing.

SEPARATE W.C 4'11" apx x 2'8" apx

This handy separate W.C has a low flush toilet, side obscure glazed window and a door leads to the landing.

REAR GARDEN

The rear garden can be accessed through the conservatory or driveway. There is a good sized garden with lawns surrounded by mature plants and hedges and ample space for garden furniture. A raised patio is an ideal space to sit out on an evening of for Al fresco dining. There is space for a greenhouse or timber outbuilding if desired.

EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a lawn area with established flower bed borders and a low stone wall. A driveway with wrought iron gates and parking for multiple vehicles leads down the side of the house which has a built in storage cupboard to a single detached garage with an up and over door, power and light.

***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 D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
None known

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 - Electric - Gas could be reinstated.
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 - ALMONDBURY
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.

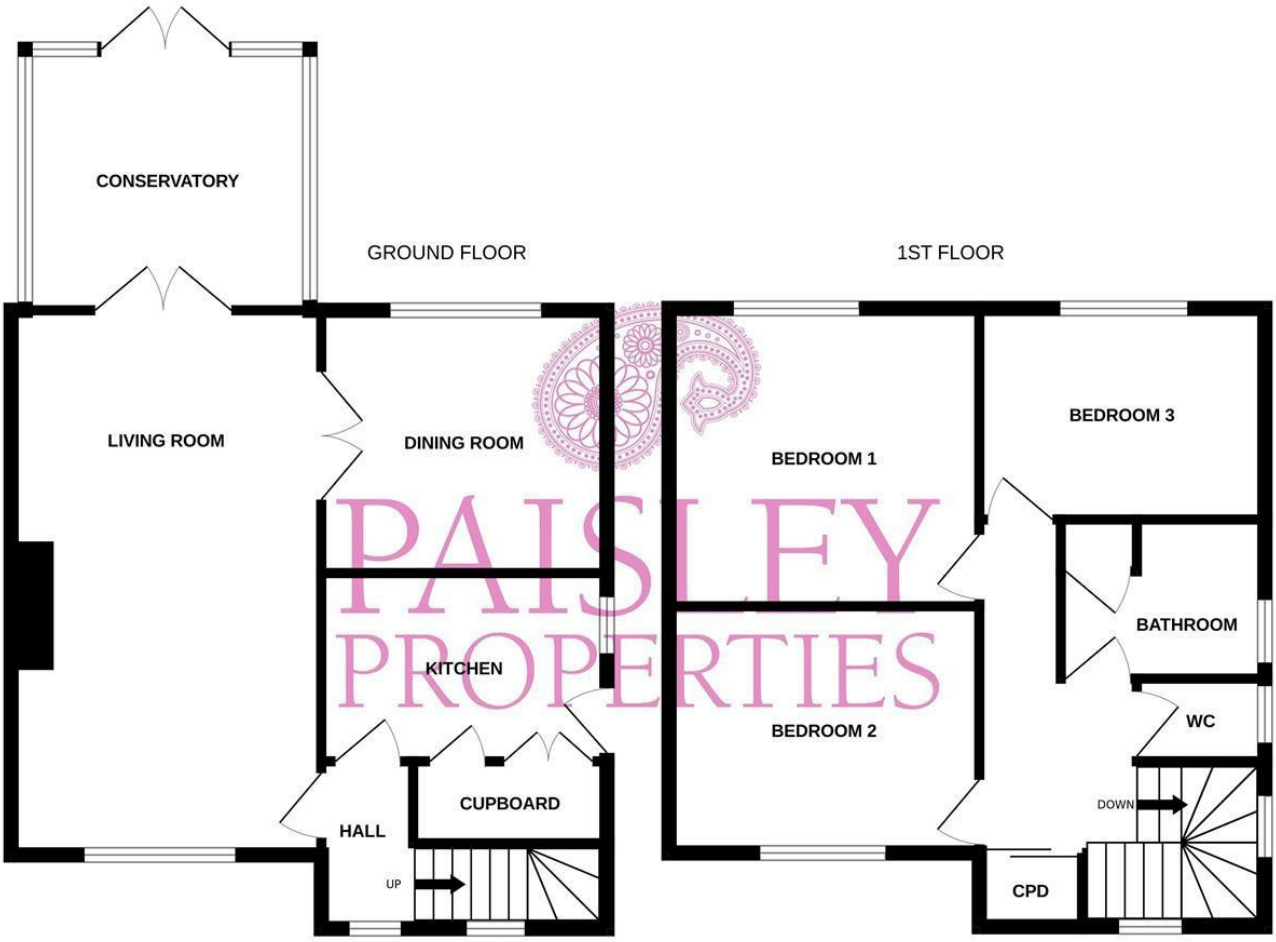
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

MORTGAGES - PAISLEY / ALMONDBURY
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 PROPERTIES - PAISLEY / ALMONDBURY
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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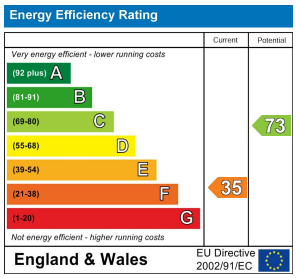

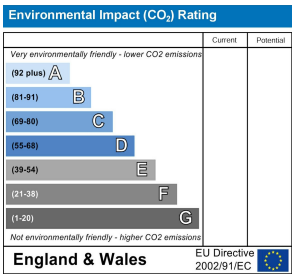

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