



THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, FANTASTIC GARAGE CONVERSION, A GREAT SIZE REAR GARDEN, FAR REACHING VIEWS AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING TBC.

## ENTRANCE HALLWAY



You enter the property through a upvc door with side glazing into this welcoming entrance hallway with timber flooring underfoot. There is space to remove outdoor coats and shoes, a handy understairs storage cupboard and a staircase ascends to the first floor landing. Doors lead through to the living room, dining kitchen and bedroom four.

## LIVING ROOM 15'8" apx x 12'11" apx



Positioned to the front of the property is this well proportioned reception room boasting a large window that allows natural light to flood the room. Decorated tastefully this room has ample space for living room furniture and the focal point being a timber fireplace housing an electric flame fire. Laminate flooring flows underfoot and a door leads back through to the entrance hallway.

## DINING KITCHEN 27'10" max x 8'11" max



Spanning the rear of the property is this stylish and open plan dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with a range of pale grey and black wall and base units with contrasting work surfaces and a composite sink with mixer tap over. There is space for a gas range style oven with extractor fan over, fridge freezer, plumbing for a washing machine and a fitted dishwasher. The kitchen has been cleverly designed to include a central island providing extra counter space with storage underneath. There is space for extra freestanding furniture or a dining table and chairs if desired, spotlights to the ceiling and laminate flooring underfoot completes the look. A rear facing window gives pleasant far reaching views over the garden and beyond. Bifold doors open to the rear decking and an internal door leads to the entrance hallway.



## **BEDROOM FOUR / HOME OFFICE / SNUG 10'7" max x 7'8" max**



Currently used as a snug, this recently converted and versatile room could also be a fourth bedroom, home office or hobby room. Ideal for a teenager or elderly relative, there is space for freestanding furniture, laminate flooring, spotlighting and a sliding patio door opens to the driveway. Doors lead through to the en suite shower room and back to the entrance hallway.

## **EN SUITE SHOWER ROOM 6'5" max x 5'5" max**



Tucked away off bedroom four and fitted with a white three piece suite which comprises of a double waterfall shower with glass screen, wall hung hand wash basin with mixer tap and a low flush W.C. The room is splash boarded, has an anthracite towel radiator and a side obscure window. Vinyl tile flooring flows underfoot, there are spotlights to the ceiling and sliding cabinetry houses the newly fitted boiler.

## FIRST FLOOR LANDING



A staircase ascends from the entrance hallway to the spacious first floor landing where there is space for freestanding furniture, loft access and a side aspect window. Doors lead through to three bedrooms and the house bathroom.

### **BEDROOM ONE 12'3" apx x 11'0" apx**



This superb double bedroom positioned at the rear of the property with fantastic far reaching views over to Emley Moor Mast and surrounding countryside has ample room for freestanding bedroom furniture. A door opens to the landing.



**BEDROOM TWO 12'5" apx x 11'0" apx**



Located to the front of the property is another double bedroom with a large window flooding the room with natural light, ample space for freestanding bedroom furniture and a door opens to the landing.

**BEDROOM THREE 8'7" max x 8'0" max**

A bright small double bedroom at the front of the property with views over the street scene below, a good size bulk head storage cupboard and a door leads to the landing.

**FAMILY BATHROOM 7'8" apx x 5'10" apx**

This attractive house bathroom has a white three piece suite which comprises of a P shaped bath with waterfall shower over and curved glass screen, low flush W.C and a pedestal hand wash basin with mixer tap over. The room is fully tiled and two obscure rear windows allow light to flood through. Complimentary tile flooring flows underfoot, spotlights adorn the ceiling and a door leads to the landing.

## GARDENS



Accessed by timber gates from the front of the property and through the dining kitchen bi fold doors is this great size, fence enclosed lawn garden which sits to the rear and the side of the property. Two sets of raised decking provide an ideal space for outdoor dining and enjoy elevated views. There is ample room for garden furniture and is perfect for a growing family and for pets.



## EXTERNAL FRONT AND DRIVEWAY



A sweeping driveway provides parking for multiple vehicles and stone planters sit to the front 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 D

PROPERTY CONSTRUCTION:

Stone

PARKING:

Driveway

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have been structural alterations to the property and the relevant building regulation.

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.

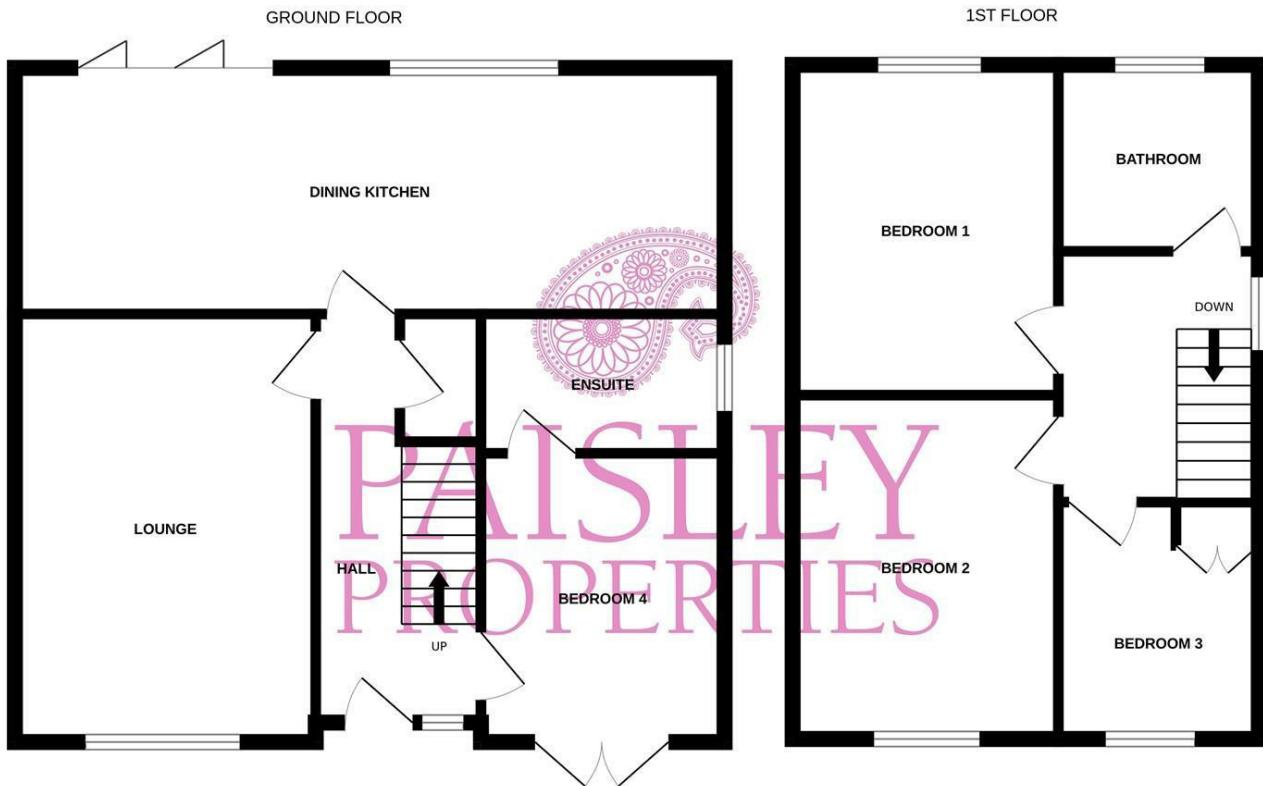
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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