

149 Hanby Close,
Huddersfield HD8 0FZ

£399,950

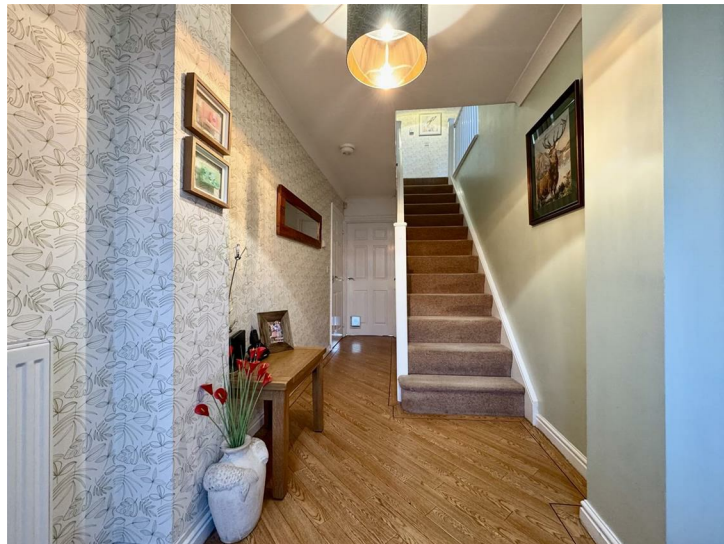


NESTLED AT THE END OF A PEACEFUL CUL DE SAC, THIS BEAUTIFULLY PRESENTED AND EXCEPTIONALLY SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME BOASTS A FANTASTIC TOP FLOOR MASTER SUITE, LOVINGLY MAINTAINED GARDENS, INTEGRAL GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a composite door into a welcoming and spacious hallway with Karndean flooring underfoot, room for freestanding furniture and space to remove coats and shoes. Stairs with a timber balustrade ascend to first floor landing and doors lead through to the living room, dining kitchen, ground floor W.C and a handy storage cupboard ideal for household items.

LIVING ROOM 19'10" max x 11'8" max



This sizable reception room is the perfect place to relax in the evening, the focal point being the coal effect electric fire with timber effect fireplace. The room is beautifully decorated, provides plenty of space for freestanding furniture, an opening leads to the dining room, a door leads back to the entrance hallway and a large bay style window allows natural light to flow through the room.

DINING ROOM 11'8" max x 11'1" max



A great space for entertaining, this family sized dining room has plenty of space for a dining table, chairs and freestanding furniture. Patio doors open to the garden, an opening leads to the lounge and a door leads through to the dining kitchen.

DINING KITCHEN 14'7" max x 14'7" max



This modern kitchen is fitted with a range of cream gloss wall and base units with cream granite work surfaces, tiled splash backs and an inset stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, grill and four ring gas hob with extractor fan over. There is space for a fridge freezer and plumbing for a dishwasher. To the side of the kitchen is space for a dining table and chairs. A rear facing window and patio doors overlook the garden and Karndean flooring completes the room. Patio doors open to the garden and doors open to the utility room, dining room and back to the entrance hallway.



UTILITY ROOM 6'8" max x 5'0" max



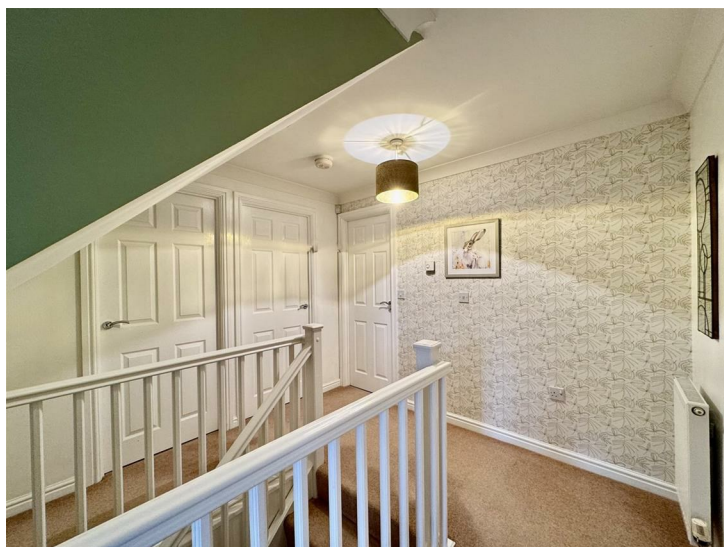
Accessed from the dining kitchen, the utility room has a range of white gloss base units with contrasting worktops, a stainless steel sink and drainer with mixer tap over and plumbing for a washing machine. Karndean flooring runs underfoot and an external door opens to the side of the property.

GROUND FLOOR W.C 8'1" max x 3'1" max



Neatly positioned off the entrance hallway is the cloakroom which features a white suite comprising of a pedestal hand wash basin with a mosaic splash and a low level W.C. The room has Karndean flooring underfoot and a side facing obscure glazed window.

FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to this great sized first floor landing which has a useful storage cupboard ideal for towels and bed linen and doors lead to the four spacious bedrooms, house bathroom and through to a staircase which ascends to the second floor master suite.

BEDROOM TWO 13'3" max x 11'10" max



Positioned to the front of the property, with two windows overlooking the driveway and cul de sac beyond is this well presented and generous size double bedroom with ample space for freestanding furniture. Doors open to the ensuite shower room and back through to the landing.

EN SUITE SHOWER ROOM 8'7" max x 5'9" max



Comprising of a three piece white suite including a shower with bi fold glass screen, a pedestal hand wash basin with a mosaic splash back, low level W.C, space for freestanding storage, complimentary vinyl cushioned flooring and a door leads through to the bedroom.

BEDROOM THREE 11'5" max x 10'4" max



Another generous double bedroom with ample space for freestanding bedroom furniture. A window overlooks the garden and a door opens to the first floor landing.

BEDROOM FOUR 11'8" max x 8'3" max



This good sized double bedroom is currently used as a home office, neutrally decorated and is situated at the front of the property. There is space for freestanding furniture. A window has a lovely view of the cul de sac and a door leads to the first floor landing.

BEDROOM FIVE 9'10" max x 8'3"



A bright small double bedroom located to the rear of the property with garden views from its window. There is space for freestanding furniture and a door leads to the first floor landing.

FAMILY BATHROOM 7'6"ax x 5'5" max



This light and airy family bathroom includes a bath with a hand held shower attachment, a pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled and has Karndean flooring underfoot, an obscure glazed side window and a door leads through to the first floor landing.

SECOND FLOOR LANDING



A door opens from the first floor landing to a staircase with a window which overlooks the front of the property and stairs ascend to the master suite.

MASTER SUITE 14'5" max x 14'4" max



This impressive and extremely spacious bedroom which has ample space for freestanding furniture, four Velux windows and a front facing window allowing natural light to flood through the space. An opening leads to the dressing room.



STUDY/DRESSING ROOM 10'6" max x 6'2" max



Currently used as a study, this space would lend itself to a lovely dressing room with space for furniture. Openings lead to the walk in wardrobe, back to the bedroom and a door opens to the ensuite shower room.

WALK IN WARDROBE 7'3" max x 5'8" max

A great space for storage and fitted with hanging rails.

ENSUITE SHOWER ROOM 8'7" max x 4'6" max



Accessed from the dressing room and comprising of a modern three piece white suite including a shower cubicle with glass screen, pedestal hand wash basin with a mosaic splash and low level W.C. There is a Velux window and vinyl cushioned flooring completes the room.

REAR GARDEN



Accessed from the dining kitchen, utility room and the dining room is a fantastic south facing, wall and hedge enclosed garden which has a stone patio adjoining the property allowing for al-fresco dining, entertaining, space for garden furniture and a well maintained lawn with space for an outbuilding if desired. A path leads to the front of the property with a wrought iron gate giving access to the driveway.

EXTERNAL FRONT, GARAGE AND DRIVEWAY 16'2" x 8'0"



To the front of the property is a driveway which has parking for multiple vehicles, to the side of the drive way is a rockery area surrounded by well maintained hedges. The integral single garage houses the boiler, provides light, power and has an up and over door. (16'2"max x 8'0" max)

***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 E

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 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. *

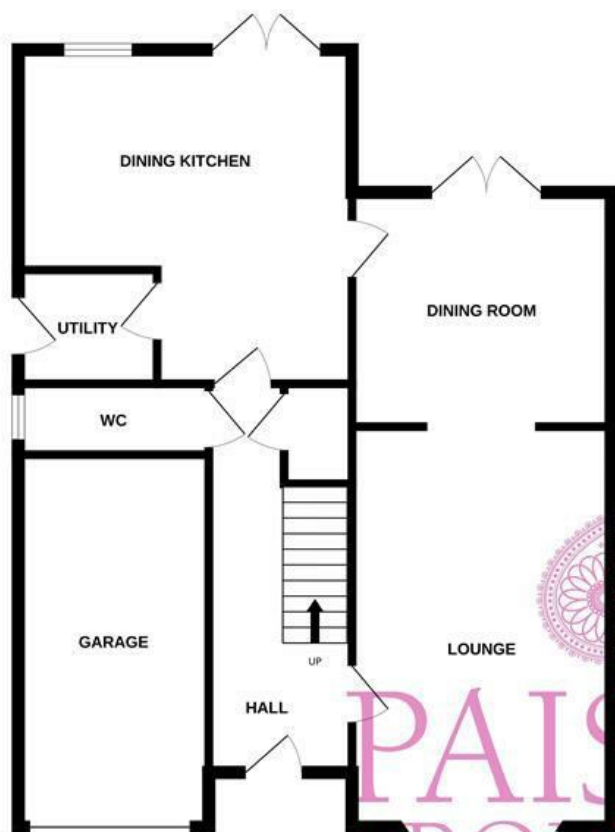
PAISLEY

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.

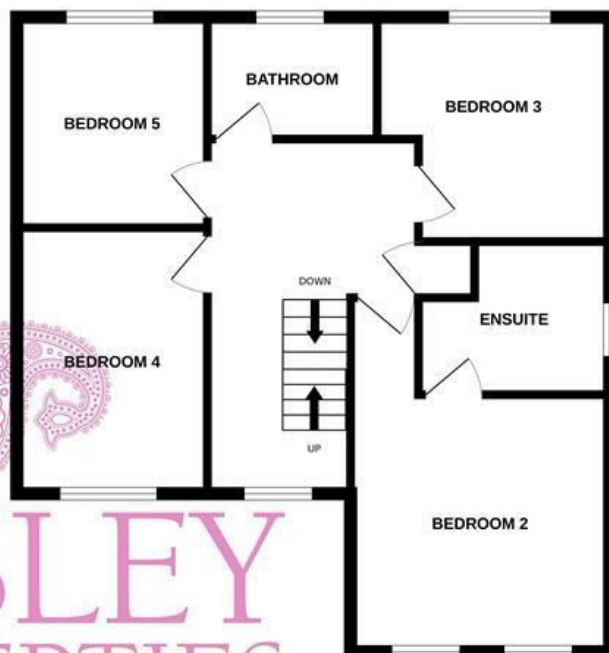
SURVEY TEXT

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 for a free, no obligation quote or for more information.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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	75	82
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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