16 Heaton Avenue, Kirkheaton HD5 0LJ

OFFERS AROUND
£325,000















THIS WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED BUNGALOW IS SAT ON A GENEROUS PLOT AND BOASTS DECEPTIVELY SPACIOUS AND VERSATILE LIVING ACCOMMODATION, A DETACHED GARAGE/UTILITY AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY




You enter the property through a Upvc door into a welcoming entrance hallway having space to remove outdoor clothing. Laminate flooring flows underfoot and spotlights adorn the ceiling. Doors lead through to the kitchen, study, two double bedrooms and the shower room.

LOUNGE DINER 20′2″ apx x 11′11″ apx




Spanning the rear of the property with pleasant garden views and flooded with natural light through its windows and patio doors. This spacious and beautifully presented lounge diner has ample room for living room and dining furniture. A marble effect fireplace and hearth houses a coal effect electric fire and offers a lovely focal point to the room. Timber flooring flows underfoot and spotlights to the ceiling complete the look. An archway leads through to the kitchen.







KITCHEN 10′10″ max x 10′4″ max




The kitchen is fitted with a range of timber wall and base units, complementary worktops, tile splash backs and a composite sink with mixer tap over. Integrated appliances include an electric oven with grill, a four ring gas hob and an extractor over. There is space for a fridge freezer and plumbing for a dishwasher. A window over looks the driveway, an archway leads to the lounge diner and a door leads back through to the entrance hallway.

STUDY/CLOAKROOM 10′2″ max x 8′2″ max




Accessed from the entrance hall, this versatile space could be utilised as a study, hobby room or a cloakroom if desired. There is space for freestanding furniture, laminate flooring, spotlighting, a rear obscure window a a staircase with a timber balustrade ascends to the first floor landing.

FIRST FLOOR LANDING





Stairs ascend from the study to the first floor landing where there is a Velux window, under eaves storage, space for freestanding furniture, spotlighting and a door which leads through to the master bedroom.

MASTER BEDROOM 29'7" max 10'5" max





An impressive converted attic master bedroom, offers a spacious and versatile retreat. Featuring attractive vaulted ceilings, recessed lighting, a window which overlooks the rear garden and a Velux roof window, the room enjoys a wonderful sense of space and natural light. There is also excellent potential to create an en-suite shower room, with plumbing already in place. There is ample under eaves storage and a door leads through to the landing.



GROUND FLOOR BEDROOM TWO 12'2" max x 10'9" max





This superb double bedroom is positioned at the front of the property with a view over the front garden and driveway. The room has ample space for bedroom furniture, spotlighting and a door leads through to the hallway.

GROUND FLOOR BEDROOM THREE 12'7" apx x 9'2" apx




Another double bedroom positioned to the front of the property. There is space for bedroom items, laminate flooring underfoot and spotlights to the ceiling. A door leads through to the hallway.

SHOWER/WETROOM 7'0" apx x 6'2" apx




This attractive wet room/shower room is fully tiled and has recently been upgraded. Comprising of a double walk in shower with a pull down seat and glass screen, a vanity hand wash basin with mixer tap, low level W.C, fitted gloss cabinetry, an anthracite towel radiator and spotlights to the ceiling. A door leads through to to the hallway.

REAR GARDEN





The property boasts an enclosed and generous size rear garden, offering a variety of outdoor spaces to enjoy. A large patio adjoins the property providing ample room for outdoor entertaining. Beyond, a spacious lawn with raised vegetable gardens has ample room for a greenhouse and outbuildings if desired. A further patio to the rear of the garden gives a pleasant view back to the property.





EXTERNAL FRONT, GARAGE AND DRIVEWAY





Double wrought iron gates open to the driveway creating off road parking for multiple vehicles and to the side is a decorative pebbled garden with well established and colourful plants.

Full of potential for a small business or a garden room, the detached garage has an up and over door, light, power, an alarm and has a separate access door from the rear garden. There is a utility space to the rear which has a range of wall and base units and a stainless steel sink with mixer tap, plumbing for a washing machine, space for a tumble dryer and room for an extra freezer if required.

***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 / Driveway

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

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
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

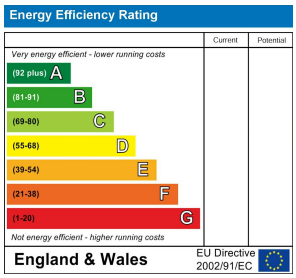
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

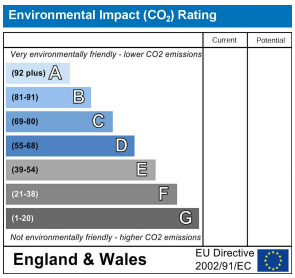
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures,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





www.paisleyproperties.co.uk

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