



THIS NICELY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME IS DECEPTIVELY SPACIOUS THROUGHOUT AND BOASTS GENEROUS GARDENS AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

ENTRANCE HALLWAY

You enter the property through a upvc door into a welcoming hallway with space for freestanding storage and solid oak flooring underfoot. A carpeted staircase with a timber balustrade ascends to the first floor landing and doors lead through to the living room and dining kitchen.



LIVING ROOM 13'10" max x 12'3" max

This light and spacious room is nicely presented, has a feature inset arch fireplace housing a gas fire, ample space to accommodate free standing furniture and a large front facing bay window gives a lovely view over the front garden and street scene below. A door opens to the entrance hallway.



DINING KITCHEN 18'2" max x 14'8" max

Spanning the rear of the property, this extended open plan dining kitchen really is the heart of the home. Having not only a beautifully appointed kitchen but space for formal dining also. The kitchen area is fitted with pale grey base and wall units, granite work tops with matching upstands and a composite sink with mixer tap over. Integrated appliances include a five ring gas hob with extractor over, an electric oven and grill, fridge freezer, washing machine and a dishwasher. A window overlooks the garden and has heated tile flooring underfoot. A breakfast bar with storage offers an informal dining and separates the space. An archway leads to the dining area which has ample space for a dining table, chairs and for further freestanding furniture. A gas pebble effect fire is housed in a timber fireplace with marble surround and solid Oak flooring flows underfoot. Patio doors open to the garden, a handy storage cupboard houses the boiler and offers room for household items. An external door opens to the side of the property and a door leads back to the entrance hallway.



FIRST FLOOR LANDING

From the entrance hallway a staircase ascends to the first floor landing which has a side facing window. A hatch with a pull down ladder gives access to the attic room and doors lead through to the three double bedrooms and the bathroom.

BEDROOM ONE 13'9" max x 12'2" max

This superb double bedroom is positioned at the front of the property and allows natural light to flow through its large bay window. There is ample room for freestanding furniture and a doorway leads to the landing.



BEDROOM TWO 13'0" max x 8'6" max

Located to the rear of the property, this generous double bedroom has space for freestanding furniture, fitted wardrobes and a floor to ceiling storage cupboard. A window gives a pleasant view of the garden and a door leads to the landing.



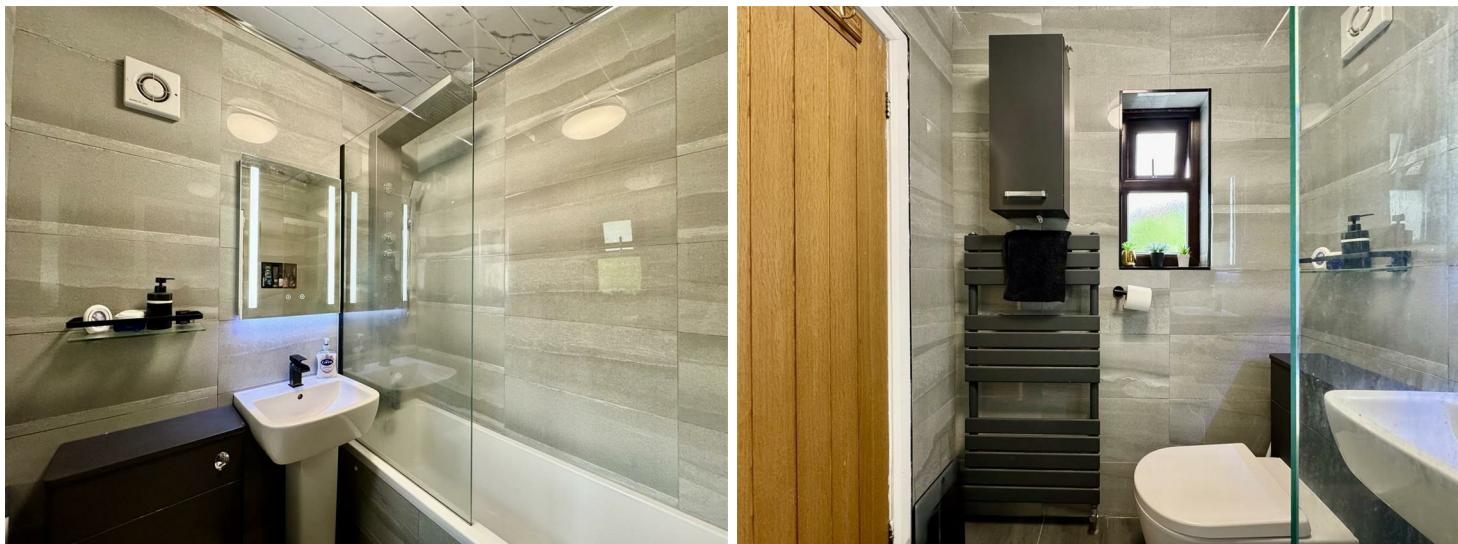
BEDROOM THREE 9'4" apx x 6'7" apx

A bright small double bedroom located to the rear of the property with space for bedroom furniture and views over the garden. A door leads to the landing.



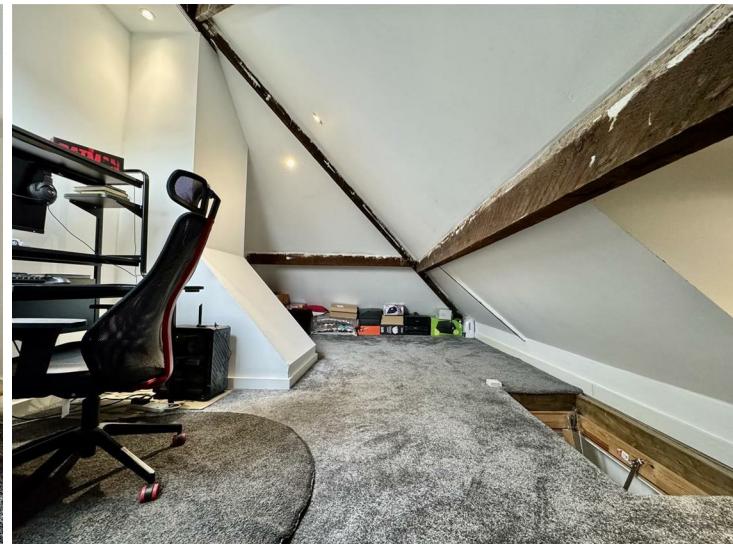
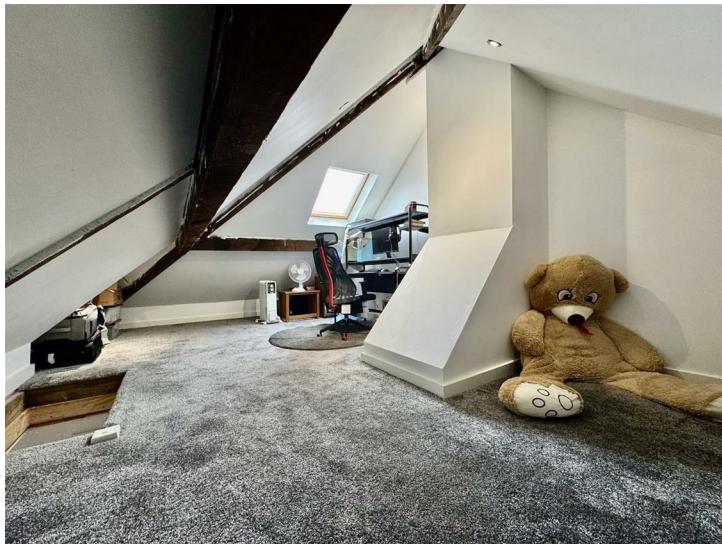
BATHROOM 6'0" apx x 5'4" apx

This attractive bathroom is fitted with a three-piece white suite, including a bath with a shower tower panel over and glass screen, pedestal hand wash basin with mixer tap, a low level W.C, LED mirror and an anthracite heated towel radiator. The room is fully tiled and splash boarded with complimentary tiled flooring underfoot, a side obscure window allows light to flow through and a door leads to the landing.



ATTIC ROOM 18'11" max x 11'1" max into eaves

Accessed by a timber ladder is this recently converted attic room which could make a home office or games room and is carpeted with spot lighting and a velux window.



REAR GARDEN

This well maintained garden has a patio with space for outdoor dining, a lawn with plenty room for garden furniture and raised flower bed borders. A timber gate opens to the rear of the garden with storage for bins or space to park a vehicle. This can be accessed via Benomley Road.

To the side of the property is a paved area ideal for sitting out.





EXTERNAL FRONT AND DRIVEWAY

Accessed from the roadside is a driveway for multiple vehicles, stone steps lead to a tiered front garden with a lawn, a patio with wrought iron railings offering fantastic elevated views and a door gives access to an impressive size under house storage space.





***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 C

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING

Driveway

DISPUTES:

We are aware of an old neighbour dispute.

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

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. *

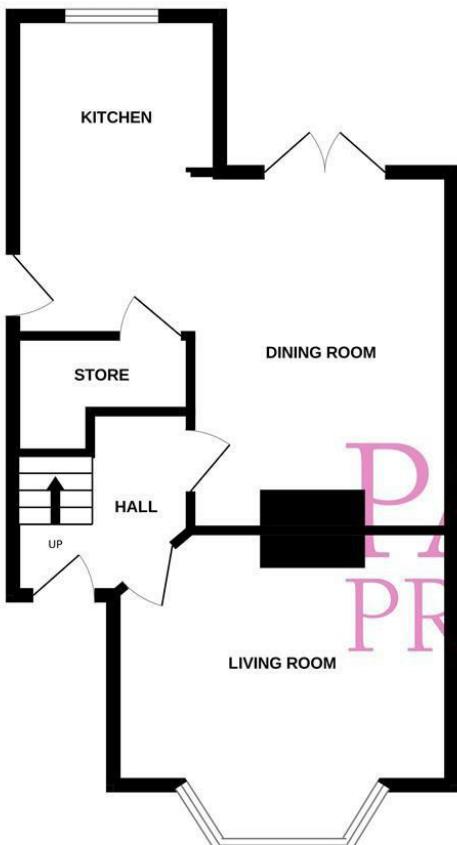
PAISLEY

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.

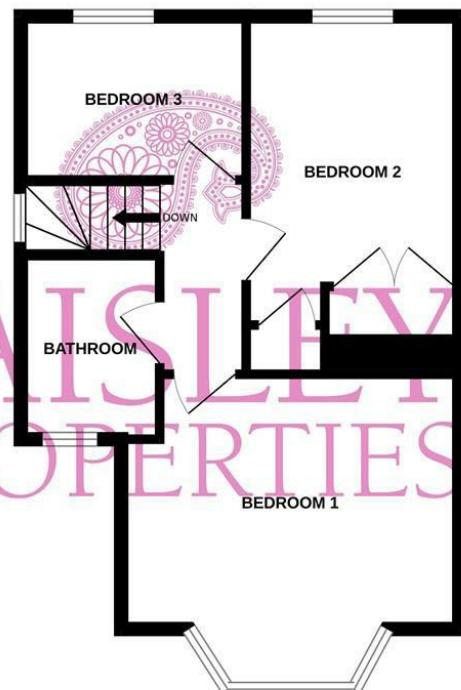
SURVEY TEXT

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.

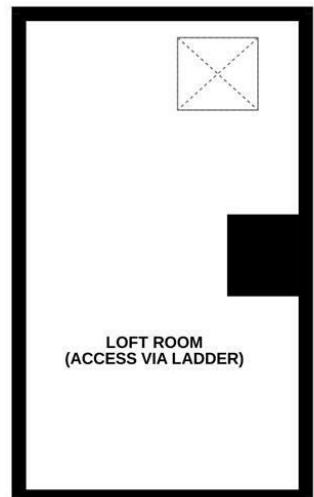
GROUND FLOOR



1ST FLOOR

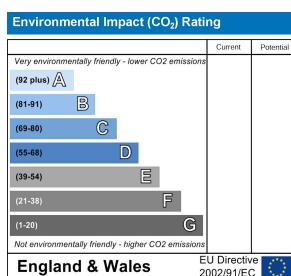
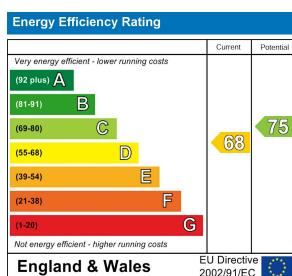


LOFT ROOM



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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