

9 Thorpe Green Drive,
Golcar HD7 4QS

OFFERS OVER
£199,995



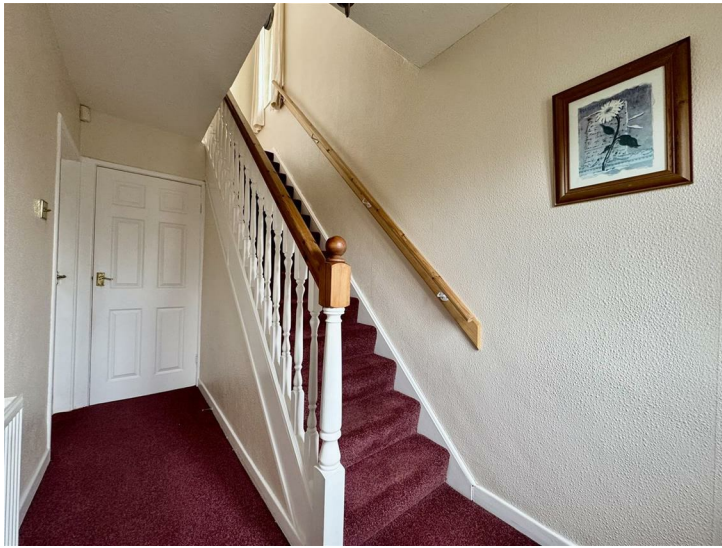
A WELL PRESENTED, LIGHT AND AIRY THREE BEDROOM SEMI DETACHED FAMILY HOME WHICH BOASTS SPACIOUS LIVING ACCOMMODATION, BEAUTIFULLY LANDSCAPED GARDENS, DRIVEWAY FOR MULTIPLE VEHICLES, CAR PORT AND A DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into this welcoming entrance hallway with space for freestanding storage. Doors lead through to the living room, kitchen and a staircase with a timber balustrade ascends to the first floor landing.



LIVING ROOM 14'9" max x 12'5" max

This generous size living room is extremely light and airy courtesy of its large bay window. There is room for a selection of freestanding furniture and ample space for entertaining family and friends. A decorative stone fireplace houses a coal effect gas fire, an archway leads to the dining room and a door leads back through to the hallway.



DINING ROOM 9'4" max x 9'2" max

The dining room offers space for a dining table, chairs and freestanding furniture. Sliding glazed doors open through to the conservatory, a door leads through to the kitchen and an archway opens back through to the lounge.



CONSERVATORY 8'5" apx x 8'3" apx

This excellent addition to the property is flooded with natural light, has space for freestanding furniture and has pleasant views over the garden. An external door opens onto the patio and sliding glazed doors lead back through to the dining room.



KITCHEN 8'10" max x 8'11" max

Located at the rear of the property with a view of the garden is the kitchen which is fitted with a range of timber base and wall units, contrasting worktops, tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven with a four ring gas hob, a concealed extractor fan and plumbing for a washing machine. An understairs cupboard provides storage for household items. Laminate flooring flows underfoot, a door leads back to the dining room, through to the entrance hallway and an external composite door opens to the driveway.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a side facing window and doors open to the three bedrooms and the house shower room. A hatch with a retractable ladder provides access into the fully boarded loft.

BEDROOM ONE 13'10" max x 11'4" max

Located at the front of the property is this good size double bedroom which is neutrally decorated and benefits from a bank of fitted wardrobes drawers and overhead storage. The room also has space for freestanding furniture. A bay style window gives an outlook over the street scene below and a door leads to the landing.



BEDROOM TWO 12'8" apx x 10'2" apx

Another well presented double bedroom located at the rear of the property with lovely garden views from its window. There is a bank of fitted wardrobes with shelving and room for bedroom furniture. A door opens to the landing.



BEDROOM THREE 8'11" max x 6'11" max

This bright single bedroom would accommodate freestanding furniture and has a bulk head storage cupboard with shelving. A front facing window has a view of the garden and street below and a door leads to the landing.



SHOWER ROOM 6'4" apx x 5'4" apx

The shower room is fitted with a three piece white suite, including a corner shower with a glass sliding screen, pedestal hand wash basin and a low level W.C. The room is partially tiled, has splash boarding, a large obscure glazed rear window, space for freestanding storage, vinyl flooring underfoot and a door leads to the landing.



LOFT SPACE

Accessed from the landing with retractable ladders is this fully boarded loft room which could lend itself to a home office or a children's gaming room if desired

REAR GARDEN

To the rear of the property there is a beautifully landscaped garden which is enclosed by stone walling with flowerbed borders. A lovely patio adjoins the property allowing for outdoor entertaining with space for garden furniture which then steps up to a raised lawn. There is space for a timber outbuilding if desired and an opening leads to the driveway.

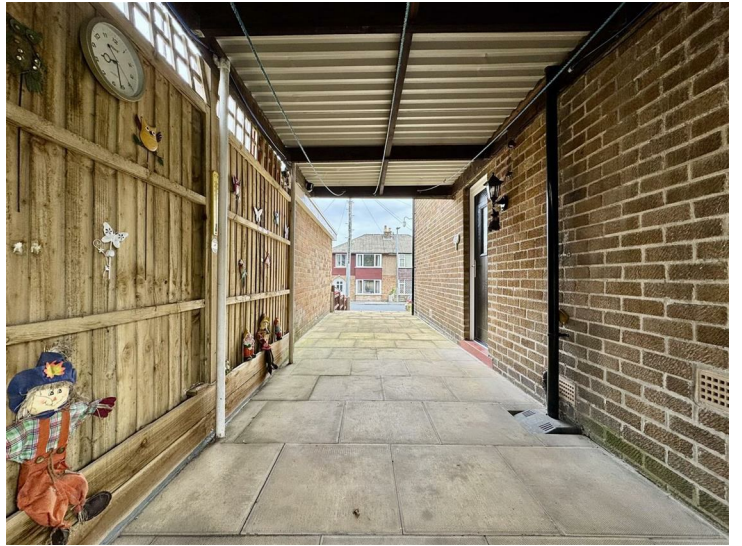


EXTERNAL FRONT, GARAGE, STORE ROOM AND DRIVEWAY

To the front of the property there is a well maintained lawn garden with colourful flowerbed borders. A paved driveway for multiple vehicles with a car port leads to a detached garage which has original timber doors, power and light.

A store room accessed from the driveway houses the boiler and provides useful storage.

An opening leads through to the rear garden.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Standard brick and block

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.

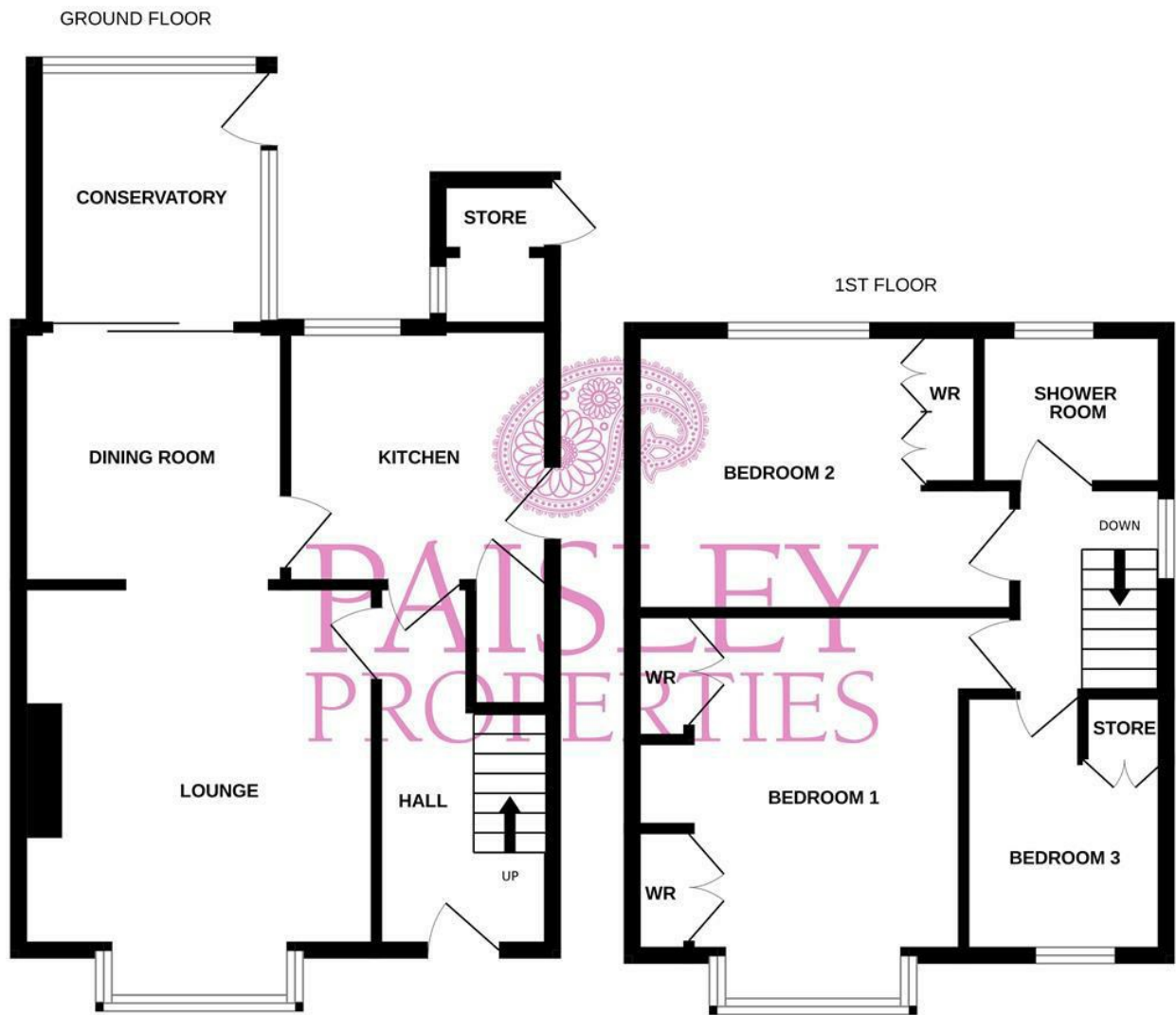
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

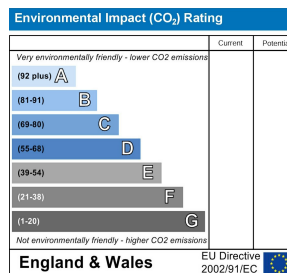
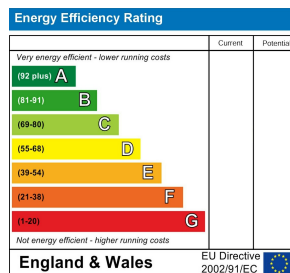
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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.



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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