



THIS BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, LOVINGLY MAINTAINED GARDENS, DETACHED GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

DINING KITCHEN 14'11" max x 8'5" max



You enter the property through a upvc door into the modern dining kitchen which is fitted with a range of timber wall and base units, contrasting granite work surfaces with matching upstands and an inset stainless steel sink and drainer. Integrated appliances include a microwave and combination oven, four ring induction hob with extractor over, fridge, dishwasher and a washing machine. There is space for a small dining table and chairs. A handy cupboard provides storage for household items and two windows give a view over the rear garden. A door leads through to the inner hallway and an external door leads out to the driveway.

INNER HALLWAY



The inner hallway gives access to the living room, dining kitchen, dining room and a staircase with a timber balustrade ascends to the first floor landing.

LIVING ROOM 21'0" max x 10'6" max



This generous size living room is well presented and has ample room for freestanding living and dining furniture if desired. The focal point of the room is a marble fireplace housing a coal effect gas fire. A large window overlooks the front garden, sliding glazed doors open to the garden room and a door leads back through to the inner hallway.



SUN ROOM 16'1" apx x 7'2" apx



Flooded with natural light, this great addition offers space for furniture and a lovely view over the rear garden. There is practical laminate flooring underfoot and a patio door opens to the garden.

DINING ROOM/BEDROOM FOUR 12'1" apx x 8'11" apx



Currently used as a formal dining room and located on the ground floor is this versatile room which could be used as a fourth bedroom or home office for those working remotely. A large window overlooks the front garden and a door opens to the inner hallway.

FIRST FLOOR LANDING

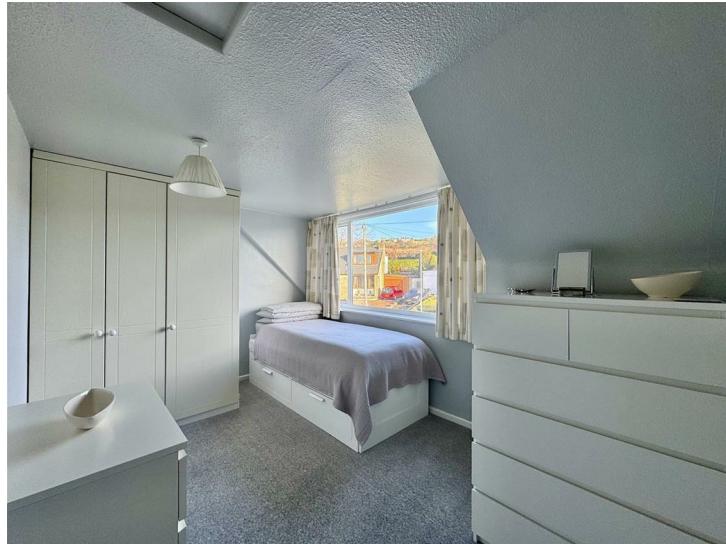
Stairs ascend from the inner hallway to the first floor landing and doors open to three bedrooms (one with an ensuite shower room) and the house bathroom.

BEDROOM ONE WITH SHOWER ROOM 12'5" max x 9'0" max



This superb double bedroom is positioned at the side of the property with views over the street scene below and benefits from a bank of fitted wardrobes, drawers and a dressing table. Tucked away, an opening leads to the shower room which comprises of a waterfall shower with glass screen and an obscure window. (2.12m apx x 0.72m apx). A door leads to the landing.



BEDROOM TWO 13'3" max x 8'9" max

A neutrally decorated double bedroom located to the front of the property which has a bank of fitted wardrobes, space for freestanding furniture, a loft hatch and a door leads to the landing.

BEDROOM THREE 10'4" max x 8'8" max

Currently used as a home office/hobby room, this small double bedroom has fantastic views over the garden and far reaching views beyond. There is a fitted wardrobe, space for bedroom furniture and a door leads to the landing.

BATHROOM 7'4" apx x 5'4" apx



This attractive family bathroom is fully splash boarded and comprises of a white suite with a bath having a shower attachment, a waterfall shower with glass enclosure, vanity hand wash basin with mixer tap and a low level W.C. The room has a large rear obscure window which allows light to flow through, a towel radiator, complementary laminate to the floor and a door opens to the landing.

REAR GARDEN



Accessed by a timber gate from the driveway and through the sun room is this great size, fence and stone wall enclosed garden which has a range of spaces to enjoy. A patio area ideal for outdoor entertaining, a large lawn with raised flower beds, space for outbuildings, ample room for garden furniture and a pond.



EXTERNAL FRONT, GARAGE AND DRIVEWAY



To the front of the property is a lovingly maintained lawned garden with raised flower bed borders having mature shrubs, plants and bushes. A driveway runs down the side of the property providing parking for three vehicles to a single detached garage with an up and over door, power, light and space for a freezer and tumble dryer if required. A timber gate opens to the rear garden.



***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:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There are no known structural defects 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.

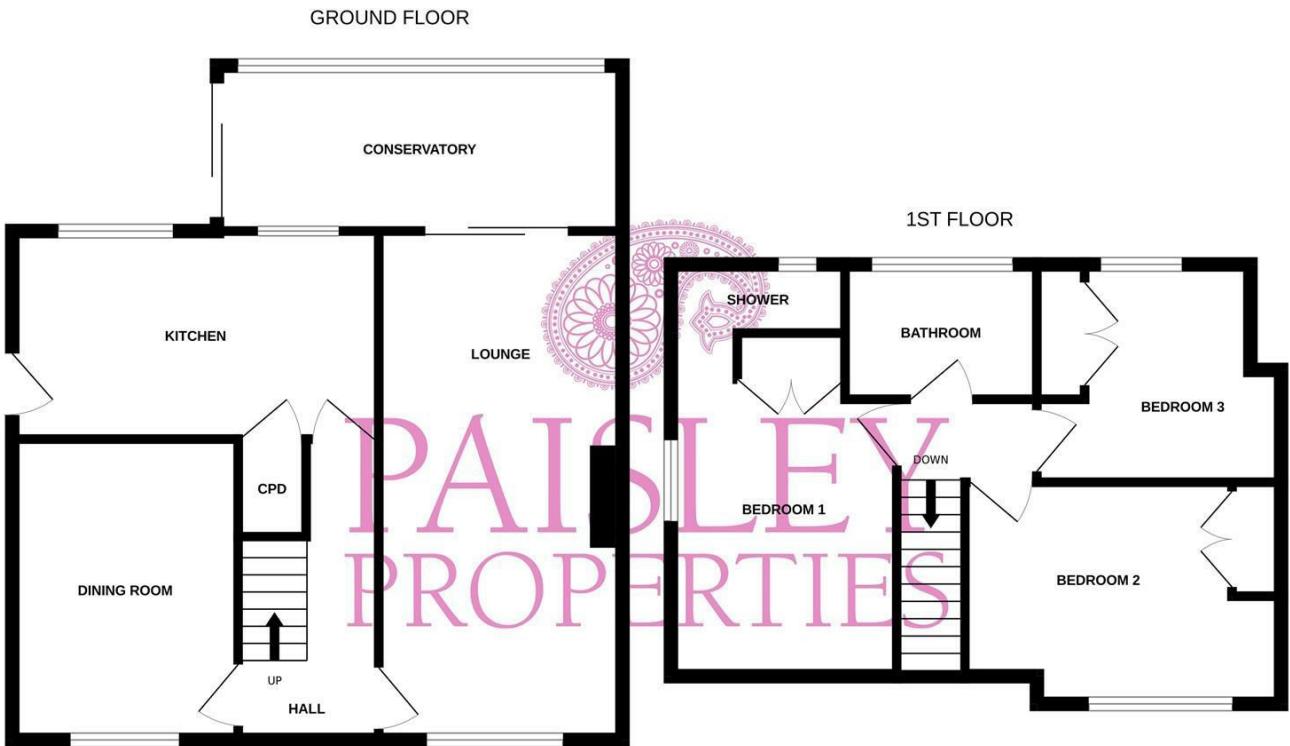
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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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	EU

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	EU

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