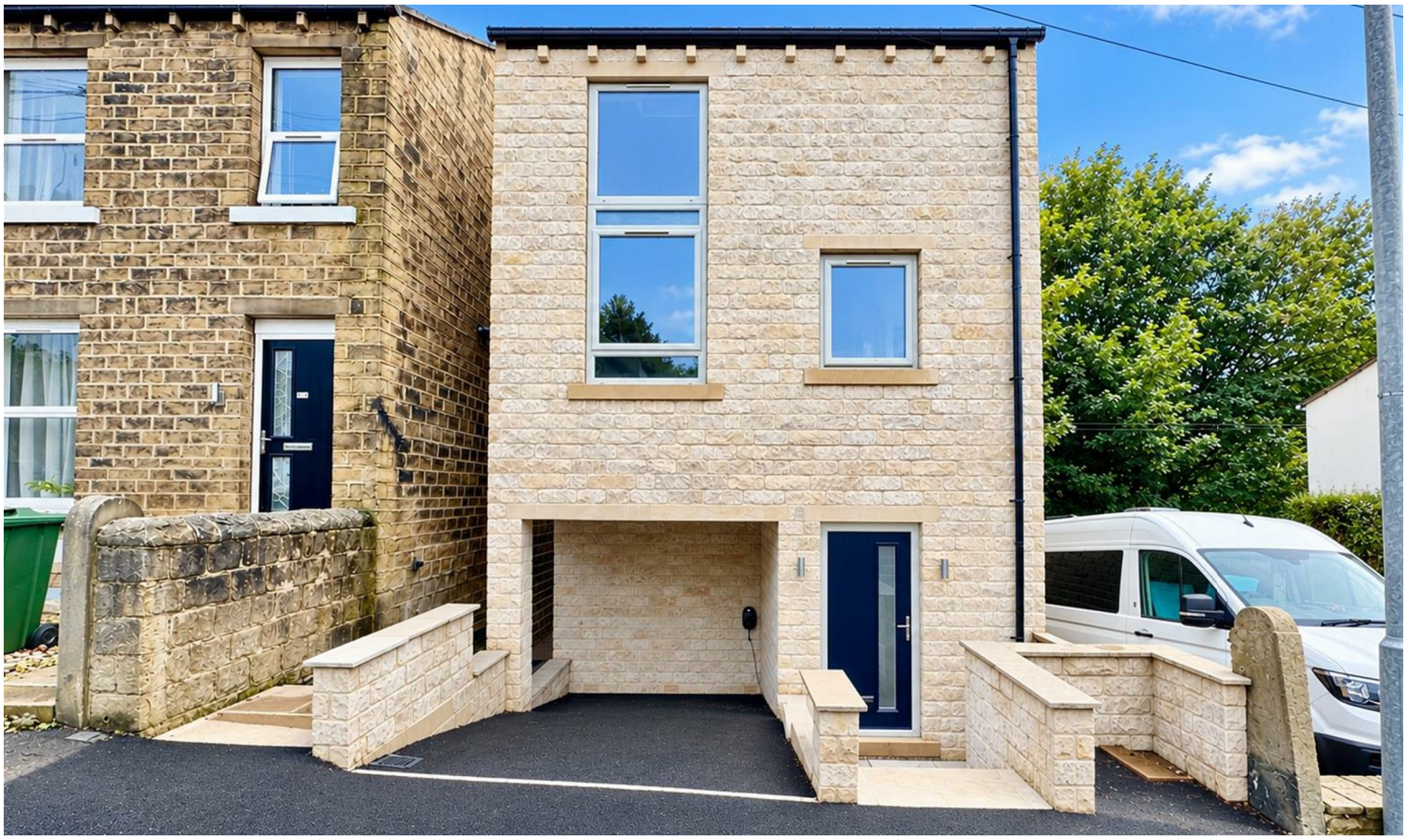
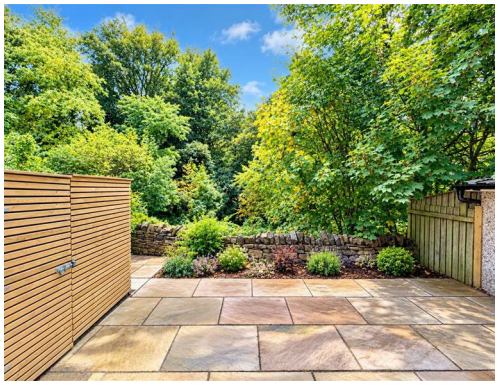
170 Almondbury Bank, Huddersfield HD5 8EX

OFFERS AROUND
£275,000















NO CHAIN THIS NEWLY BUILT AND CONTEMPORARY THREE BEDROOM DETACHED PROPERTY BOASTS STYLISH AND SPACIOUS LIVING ACCOMMODATION OVER THREE FLOORS, A LOW MAINTENANCE GARDEN, TEN SOLAR PANELS AND A DRIVEWAY WITH EV CHARGER.

FREEHOLD / COUNCIL TAX BAND TBC / ENERGY RATING A

PAISLEY PROPERTIES

ENTRANCE HALLWAY




You enter the property through a composite door into this welcoming entrance hallway. There is space to remove and store outdoor clothes and shoes. Attractive tile flooring flows underfoot, spotlights adorn the ceiling and doors lead through to bedroom three, the utility room and a staircase with a timber balustrade ascends to the first floor landing.

BEDROOM THREE / HOME OFFICE 14'2" max x 9'2" max




A versatile and generously proportioned ground floor room offering a wealth of possibilities to suit a variety of needs, whether utilised as an additional bedroom, guest suite, home office or second reception room. French doors open directly onto the garden, creating a lovely connection between indoor and outdoor living. Doors open to an ensuite shower room and back through to the entrance hallway.

SHOWER ROOM 6'3" max x 5'7" max



A well appointed and partially tiled shower room having a waterfall shower with curved glass screen, pedestal hand wash basin with mixer tap, low level W.C and a chrome towel radiator. Spotlights adorn the ceiling, tile flooring flows underfoot and a rear obscure window allows light to flow through the space. A door opens to bedroom three.

UTILITY ROOM 6'2" max x 4'11" max



Accessed via the entrance hallway is the utility room which has plumbing for a washing machine, shelving and fitted cabinetry ideal for storing household items. This useful room also houses the boiler, fuse box and the solar panel unit. There is attractive tile underfoot.

FIRST FLOOR LANDING



A staircase with a timber balustrade ascends from the entrance hallway to the first floor landing. A front facing window gives a view of the street scene below and a door opens to the living dining kitchen. A staircase ascends to the second floor.

OPEN PLAN LIVING, DINING KITCHEN 22'2" max x 15'10" max





Situated on the first floor, this spacious dual-aspect living dining kitchen benefits from windows to two aspects, allowing plenty of natural light to flood the space. Ideal for both relaxing and entertaining offers room for both lounge and dining furniture. The kitchen is fitted with a range of shaker style wall and base units with undercounter lighting, tile splashbacks, contrasting work surfaces and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, four ring induction hob with extractor over, dishwasher and a fridge freezer. An extended breakfast bar provides additional preparation space and a sociable spot for casual dining. A door opens to the first floor landing.









SECOND FLOOR LANDING



Stairs ascend from the first floor to the second floor landing which is light and airy courtesy of a Velux window and spotlighting. Doors lead through to two bedrooms and the bathroom.

BEDROOM ONE 13'4" max x 9'2" max




Flooded with natural light through the rear window and Velux with woodland views is this generous size double bedroom which has ample room for bedroom furniture and spotlights to the ceiling. A door opens to the second floor landing.

BEDROOM TWO 9'2" max x 8'6" max




Another double bedroom filled with natural light through its window and a Velux, offering a view over the street below. There is space for bedroom furniture, spotlights to the ceiling and a door opens to the second floor landing.

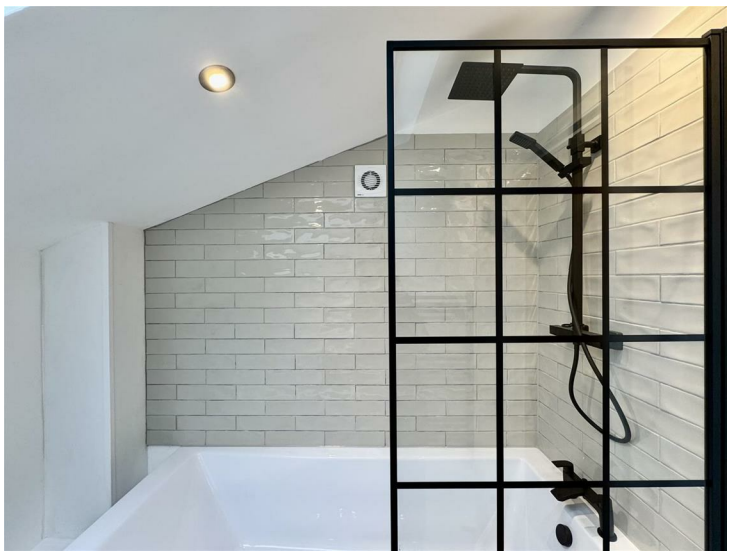
BATHROOM 7'6" max x 6'2" max



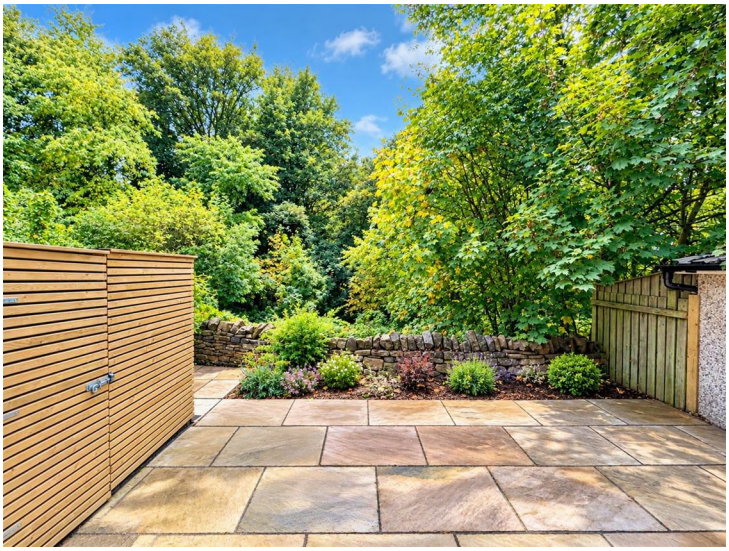


This attractive bathroom comprises of a three piece white suite including a bath with waterfall shower over and glazed screen, a hand wash basin with mixer tap which sits upon a vanity unit and a low level W.C. The bathroom is partially tiled with complimentary floor tiles, anthracite towel radiator, Velux window, spot lights and a door which opens to the second floor landing.





REAR GARDEN





The rear garden features an Indian stone patio, providing an ideal space for outdoor dining and relaxation. Enjoying a wonderfully private setting, the garden backs onto mature woodland, creating a peaceful and leafy backdrop. A timber gate allows access to the side of the property.

EXTERNAL FRONT AND DRIVEWAY



To the front of the property is a driveway for one vehicle with an EV charger.

An area provides space for the bins and there is room for decorative pots and planters if desired.

10 SOLAR PANELS

Solar panels primarily benefit you by reducing household electricity bills, generating passive income through surplus energy, and lowering your carbon footprint. A typical 10-panel solar system generates around (3,600) to (4,600) kilowatt-hours (kWh) of electricity annually in the UK. This breaks down to about (10) to (12.5) kWh per day on average, which is usually enough to cover 60-80% of an average household's total yearly electricity needs.

NOTE

Please note .. The external photos have been slightly enhanced due to poor weather at the time of the appointment.

***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 TBC

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway / Electric car charging point

RIGHTS AND RESTRICTIONS:
None Known

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 / Solar panels
Heating Source - Mains Gas / Oil / LPG / Biomass / Air source heat pump
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.

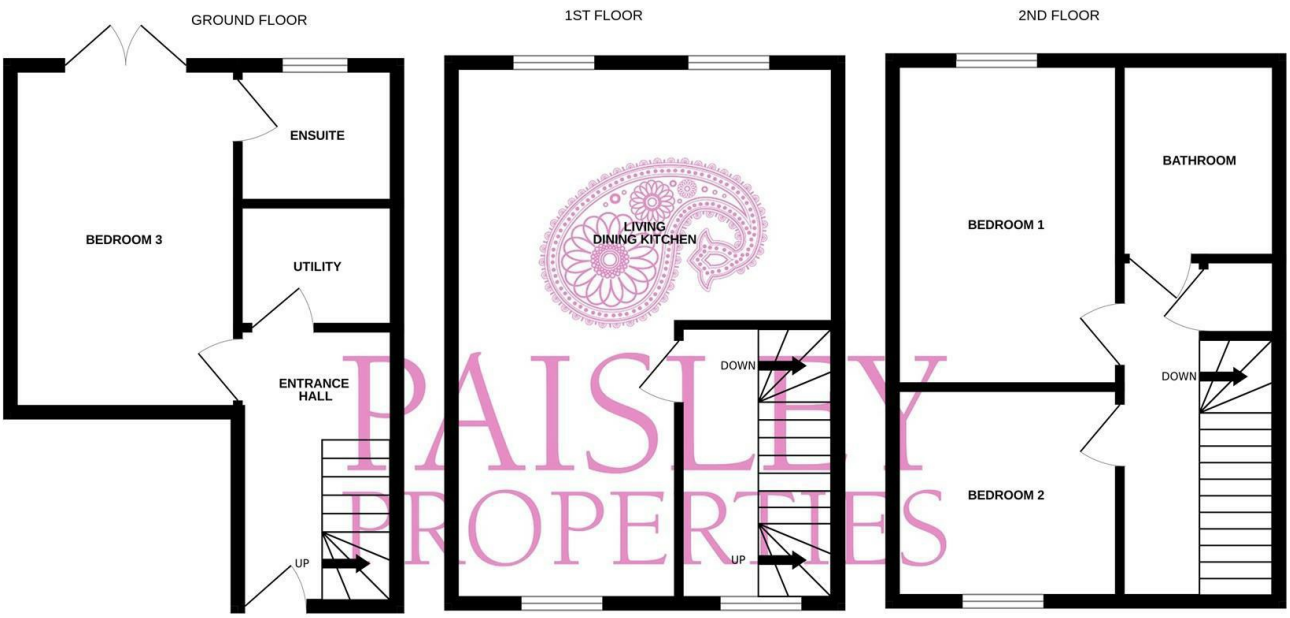
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures,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

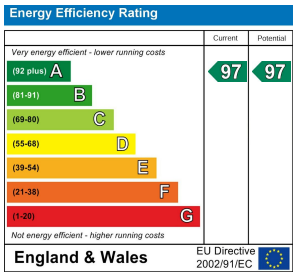
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

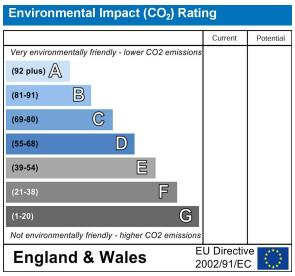
SURVEY TEXT
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



PAISLEY PROPERTIES

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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