

52 Longcroft,
Almondbury HD5 8XW

OFFERS AROUND
£350,000



BURSTING WITH POTENTIAL, THIS SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, GENEROUS SIZE GARDENS, AN INTEGRAL GARAGE AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a timber door with side windows into this welcoming entrance hallway offering space to remove shoes and coats. A staircase with timber balustrade ascends to the first floor landing and doors lead through to the kitchen, living room and the ground floor W.C.

LIVING ROOM 16'8" max x 11'4" max



A light and airy reception room flooded with natural light through its bay style window. There is ample space for living room furniture and a fireplace with a marble hearth houses a gas fire. Double doors open to the dining room and a door leads back through to the entrance hallway.

DINING ROOM 9'8" apx x 8'6" apx



The dining room offers room for a dining table, chairs and further freestanding furniture if required. Sliding doors open to the conservatory, double doors open to the living room and a door leads through to the kitchen.

KITCHEN 11'5" apx x 11'1" apx



The kitchen has a range of wall and base units, contrasting work surfaces with tile upstands and a composite sink with mixer tap over. Integrated appliances include an electric oven and grill and a four ring electric hob. There is space for a freestanding fridge freezer. A rear facing window gives a view over the garden, laminate flows underfoot and doors lead to the dining room, back through to the hallway and an archway leads to the utility room.

UTILITY ROOM 8'6" apx x 5'2" apx



Positioned to the side of the kitchen, The utility room has a range wall and base units, contrasting work surfaces and a stainless steel sink and drainer. There is plumbing for a washing machine, space for a dryer and has laminate flooring underfoot. A door leads through to the garage and an external door opens to the garden.

CONSERVATORY 12'7" max x 9'4" max



This great addition to the home is accessed through sliding glazed doors from the dining room and could be used for an array of purposes. The perfect place to enjoy the views over the garden, with practical tile flooring underfoot and patio doors open out to the garden.

GROUND FLOOR W.C 5'7" max x 2'7" apx

This handy ground floor cloakroom comprises of a low flush W.C, corner wall hung hand wash basin and a door leads through to the entrance hallway.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing and doors lead to the four bedrooms (one with an ensuite shower room), house bathroom and a storage cupboard which houses the water cylinder ideal for storing towels and bed linen. A hatch gives access to the loft.

BEDROOM ONE 14'10" max x 12'7" max



Located to the front of the property, this superb double bedroom benefits from a bank of built-in wardrobes, bedside drawers and a dressing table. The room has ample space for further freestanding furniture. The room is flooded with natural light from the front facing window which looks over the front garden and street scene below. Doors lead through to the ensuite shower room and to the first floor landing.

ENSUITE SHOWER ROOM 7'1" apx x 6'5" apx



The shower room comprises of a shower cubicle, pedestal hand basin with mixer tap, bidet and a low flush W.C. The room is partially tiled, has an obscure window to the front and a door leads through to bedroom one.

BEDROOM TWO 11'1" max x 11'1" max



A second double bedroom which is located at the rear of the property. The room benefits from an integrated double wardrobe, space for bedroom items and a rear facing window overlooks the garden. A door leads through to the landing.

BEDROOM THREE 10'10" apx x 9'1" apx



A further double bedroom, located at the front of the property. The room has space for freestanding furniture, a bulk head storage cupboard and a door leads through to the landing.

BEDROOM FOUR 10'10" max x 9'1" max



Ideal as a child's bedroom, this charming double room has a fitted single cabin bed, wardrobe, drawers, storage bench and a dressing table. Located at the rear of the property with pleasant garden views and a door leads through to the landing.

BATHROOM 8'0" max x 6'10" max



The family bathroom is fitted with a three piece suite, including a bath with shower over and glass screen, pedestal hand wash basin and a low level W.C. The room is partially tiled, has a rear obscure window and a door leads to the first floor landing.

REAR GARDEN



Ideal for families and perfect for outdoor entertaining, this good-sized rear garden can be accessed via the side of the house, through the utility room and also from the conservatory. There is a beautiful patio area ideal for dining out, barbecues and a large lawn with ample space for garden furniture and a timber outbuilding if desired. Enclosed with fencing, mature shrubs and hedges which offer a good degree of privacy.



EXTERNAL FRONT GARAGE AND DRIVEWAY



To the front of the property there is a well maintained open lawn with hedges and a tree which is a lovely focal point. A driveway provides parking for two vehicles and leads to the integral garage which has an up and over door, power and light. A path to the side of the property provides access into the rear garden.

Garage - 18'2"max x 8'3" max



***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 E

PROPERTY CONSTRUCTION:

Stone

PARKING:

Integral Garage / Driveway

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

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

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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have 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.

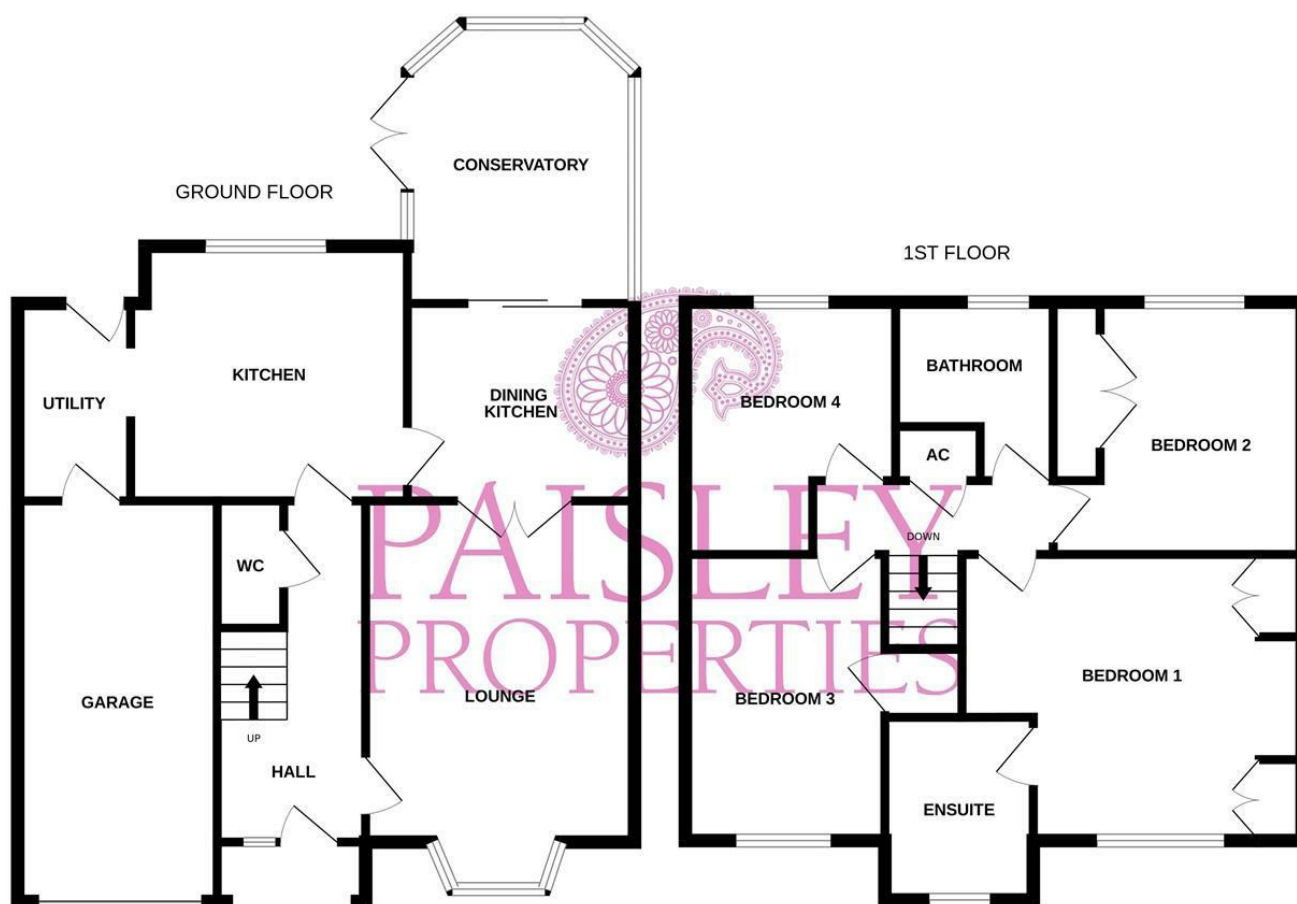
MORTGAGES

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.

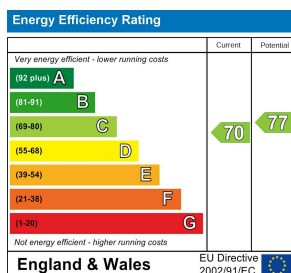
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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