

39 Stafford Hill Lane,  
Kirkheaton HD5 0EG

OFFERS AROUND  
£495,000



ELEVATED FROM THE ROADSIDE WITH FANTASTIC VIEWS IS THIS IMMACULATLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME BOASTING SPACIOUS AND VERSATILE LIVING ACCOMMODATION WITH AN EXPANSIVE AND BEAUTIFULLY LANDSCAPED REAR GARDEN, SUMMERHOUSE/WORKSHOP, ATTACHED GARAGE AND SWEEPING DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY  
PROPERTIES



### ENTRANCE PORCH 7'4" x 5'4" max

You enter the property through a uPVC glazed door into this handy entrance porch ideal for removing outdoor clothing and for freestanding storage. There is practical tile to the floor and a part glazed door opens to the entrance hallway.



### ENTRANCE HALLWAY

You enter into a lovely and welcoming entrance hallway which has laminate flooring underfoot, space for freestanding furniture and a staircase with a timber balustrade ascends to the first floor landing. Doors lead through to the living room, breakfast kitchen, family dining room, ground floor shower room and an understairs cupboard ideal for storing household items.



### LIVING ROOM 30'6" x 9'10" max

This impressive and well presented living room is flooded with natural light through the dual aspect windows with pleasant views to the front and back. The room has ample space for living room furniture and provides a space to relax and to entertain opening to the garden through its bifold doors. A marble fireplace houses a coal effect gas fire providing a lovely focal point to the room and a door leads through to the entrance hallway.





### **BREAKFAST KITCHEN 11'3" x 11'2" max**

This attractive breakfast kitchen is located to the rear of the property with views over the garden through its window and is fitted with cream gloss wall and base units with under counter lighting, complimentary work surfaces with matching upstands and an inset stainless steel sink with drainer and mixer tap over. Integrated appliances include an electric oven, grill, a four ring NEFF induction hob with extractor over and a dishwasher. To the side of the kitchen is a breakfast bar ideal for informal dining. There are spotlights to the ceiling, timber flooring underfoot and doors leads through to the hallway and the utility room.





### UTILITY ROOM 10'0" x 6'7" max

Positioned off the kitchen is the utility room which offers a range of white wall units with complimentary work surfaces. There is space for a freestanding fridge freezer, a tumble dryer and plumbing for a washing machine. Tile flooring complete the room and an external door opens to the garden.





### **DINING ROOM 16'10" x 10'0" max**

A fantastic sized family dining room having a bay style window which boasts views over the driveway, street scene and countryside beyond. There is ample space for a dining table, chairs and other freestanding furniture, quirky inset shelving, a wall mounted electric pebble effect fire and a door leads to the hallway.



### **GROUND FLOOR SHOWER ROOM 6'8" x 5'4" max**

Handily located, this fully tiled modern shower room is fitted with a corner shower with glass screen, pedestal hand wash basin, low level W.C and a chrome towel radiator. There is space for freestanding storage and complimentary tile flooring runs underfoot. A door leads to the hallway.



### **FIRST FLOOR LANDING**

A carpeted staircase with a timber balustrade ascends from the entrance hallway to the first floor landing which has a large built-in airing cupboard and doors leading to the four bedrooms and house bathroom.

### **BEDROOM ONE 15'9" x 11'10" max**

Beautifully presented, this dual aspect and spacious double bedroom has views over the side and rear of the property, has an abundance of space for freestanding bedroom furniture and a bank of fitted wardrobes with down lighting. A door leads to the landing.





### **BEDROOM TWO 12'9" x 8'11" max max**

Located to the front of the property and enjoying far reaching views from its window, this double bedroom has ample space for freestanding items of furniture, is neutrally decorated, has a bulk shelf and has spotlighting to the ceiling. A door leads to the landing.





### **BEDROOM THREE 15'9" x 7'3" max**

Bathed in natural light from its rear facing window which offers fantastic views over the garden is this double bedroom which has space for freestanding bedroom furniture and a door leads to the landing.



### **BEDROOM FOUR 10'2" x 9'11" max**

Positioned at the side of the property with rooftop and far reaching countryside views is another double bedroom which is used as a single guest room with fitted wardrobes and over head storage, space for furniture and a door leads to the landing.



### **BATHROOM 8'2" x 5'8" max**

This stylish family bathroom is fully tiled with complimentary tile effect flooring underfoot and comprises of a freestanding bath with wall mounted mixer tap, low level W.C, a large pedestal hand wash basin with mixer tap, fitted storage and a chrome towel radiator. There is a rear obscure window and a door leads to the landing.





## REAR GARDEN

This expansive and beautifully landscaped garden offers a range of spaces to enjoy including raised decking ideal for outdoor dining, patio areas with space for garden furniture, an extremely sizeable well maintained lawned garden with decorative pebble flower beds. To the bottom of the garden is a large summerhouse/workshop and ample space for a variety of outbuildings if desired. Colourful bushes, plants and hedging surround the space.





## SUMMERHOUSE / WORKSHOP 25'7" x 9'4" max

This timber built outbuilding is currently used as a summerhouse/workshop but would also make a great office space, gym or bar. To one side is a lovely wood burning stove with a seating area and to the other side are fitted work benches. Multiple windows give a pleasant view and a wrap around patio provides an area to sit out and enjoy the garden.



## DRONE PICTURES





### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

To the front of the house there is sweeping driveway providing parking for multiple vehicles and leading to an attached garage which has an up and over door, light, power and a door which leads into the rear garden.

Stone steps with a decorative balustrade ascends to a low maintenance pebbled garden having ample space to sit out with elevated views of the street scene below, countryside beyond and space for pots and planters. A stone slab pathway leads to the rear of the property and to the front porch









## **\*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 D

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage / Driveway

DISPUTES:  
There have not been any neighbour disputes

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 Virgin Cable up to 1gb.

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. \*

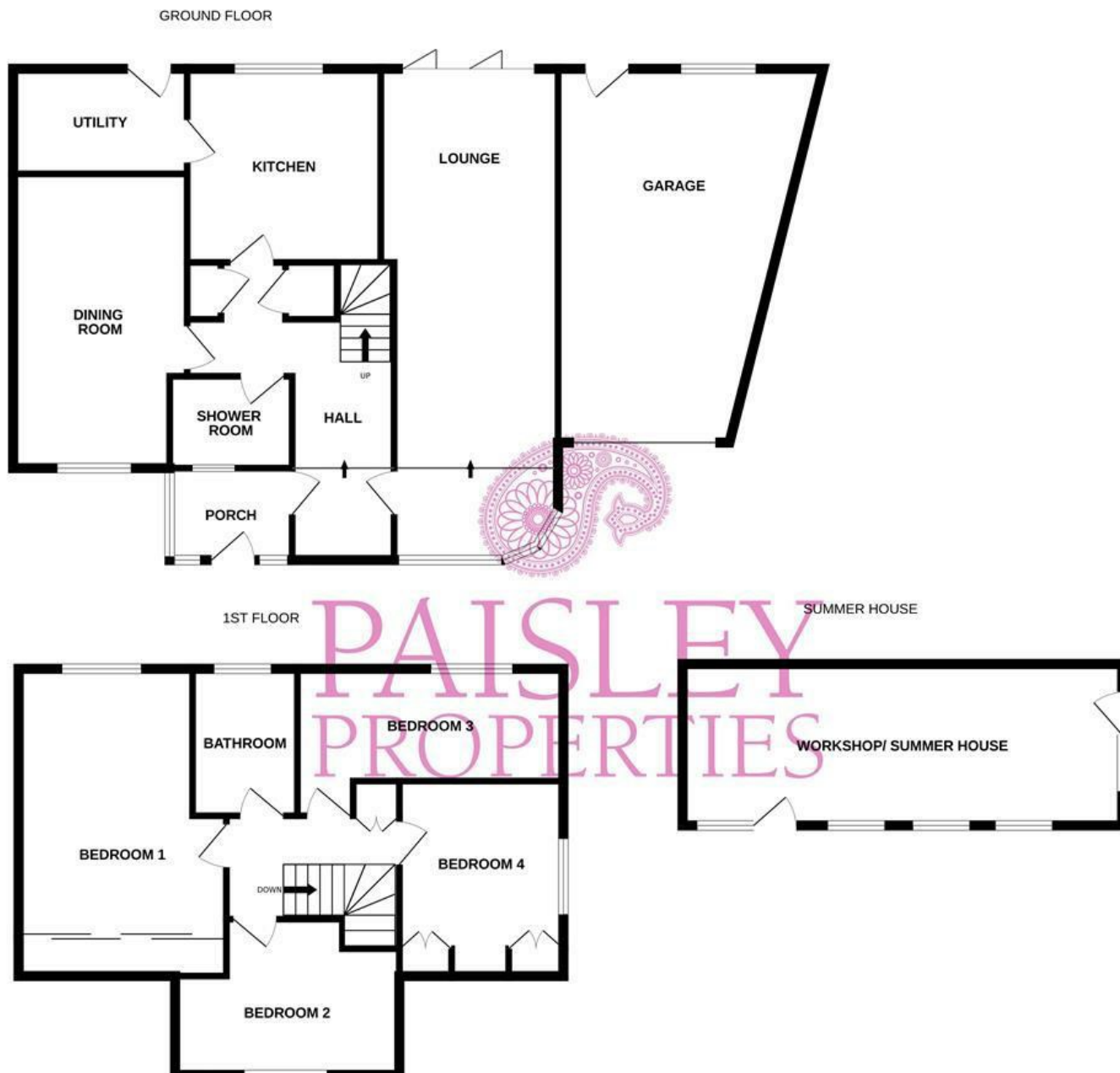
## **PAISLEY**

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**

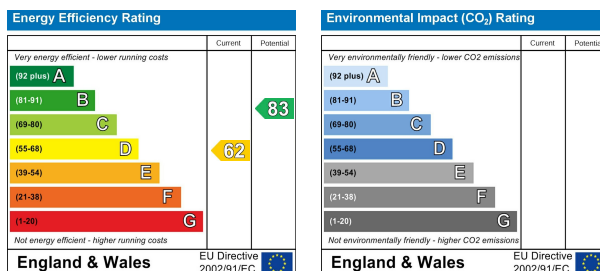
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more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