

39 Holme View Avenue,  
Upperthong HD9 3EZ

OFFERS AROUND  
£268,000



THIS FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME SITS ON A QUIET CUL-DE-SAC IN THE SOUGHT AFTER VILLAGE OF UPPERTHONG AND BENEFITS FROM A STUNNING DINING KITCHEN, CONTEMPORARY BATHROOM, GENEROUS SIZED REAR GARDEN AND FAR REACHING VIEWS TO NEARBY COUNTRYSIDE. EPC - C.

PAISLEY  
PROPERTIES



### **ENTRANCE PORCH AND HALLWAY 6'2" x 16'7"**

You enter the property through a partially glazed Upvc door in to this handy porch which provides excellent storage for coats and shoes, a front facing widow allows natural light in, there is wood effect laminate to the floor and a door leads though to the entrance hallway which benefits from under stairs storage, perfect for storing household items. There is wood effect laminate to the floor, stairs ascend to the first floor landing and doors lead through to the lounge and dining kitchen.



### **DINING KITCHEN 19'5" x 12'6"**

This spacious dining kitchen is fitted with wood effect wall and base units, contrasting black roll top worksurfaces with matching upstands, one and a half black ceramic sink with mixer tap over, dual oven and four ring gas hob. There is space for a fridge freezer, plumbing for a washing machine and dishwasher. There is space to one corner for a family dining table and chairs and a useful under stairs cupboard provides excellent storage. This open plan living space is bursting with natural light courtesy of the dual aspect rear facing windows and feature electric Velux window. There are spotlights to the ceiling, grey Amtico tiling to the floor, french doors and a further Upvc door allow external access to the rear garden and a door leads through to the hallway.







### **LOUNGE 14'2" x 10'11"**

Located to the front of the property with views to nearby countryside through the front elevation window is this good sized lounge with space to accommodate living room furniture. There is coving to the ceiling, tasteful decor to the walls and doors lead through to the study and hallway.



### **STUDY 8'11" x 8'0"**

This handy study is positioned to the rear of the property with views to the garden through the rear facing window. Currently being used as a home office this versatile space would alternatively make a great playroom, dining room, snug or fourth bedroom. There is coving to the ceiling, tasteful decor to the walls and a door leads through to the lounge.



### **FIRST FLOOR LANDING 6'0" x 8'5"**

Stairs ascend from the hallway to the first floor landing where there is loft access via a hatch, a side aspect window and doors leads through to three bedrooms and bathroom.



### **BEDROOM ONE 9'2" x 11'11"**

This generous sized master bedroom boasts far reaching views to nearby countryside and rolling hills through the front facing window and has plenty of space for a double bed and free standing furniture. A door leads through to the landing.



### **BEDROOM TWO 9'2" x 11'11"**

Also a good sized bedroom but this time located to the rear of the property with views to the garden. There is space for a double bed and free standing furniture and a door leads through to the landing.





### **BEDROOM THREE 7'11" x 8'0"**

This versatile bedroom is currently accommodating a single bed and free standing furniture but would alternatively make a great nursery, home office or hobby room. There are views similar to bedroom one through the front facing window and a handy cupboard sits above the bulk head which provides excellent storage. A door leads though to the landing.



### **BATHROOM 8'2" x 5'4"**

This contemporary bathroom is fitted with a white three piece suite which includes a P-shaped bath with over head shower and glass panel, wall mounted round hand wash basin and low level W.C. There are spotlights to the ceiling, stone effect tile splashback to the bath, a rear obscure glazed window and cream tiles to the floor and a door leads through to the landing.





## FRONT, REAR AND GARAGE

To the front, a garage sits at the end of a driveway which is fitted with an up and over door. A low maintenance shingle garden adjoins the drive enclosed by a stone wall. To the rear of the property is a large private enclosed garden with a good sized patio and extensive raised decking area with a selection of small shrubs to the borders. A large garden shed sits on the raised decking which provides excellent storage for gardening items and other outdoor equipment.



## 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.

## **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.

## **Survey Text**

We work alongside Gareth Allen 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 [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

## **PAISLEY MORTGAGES**

Harry Mason 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 Harry, please contact us on 01484 444188 to arrange an appointment.

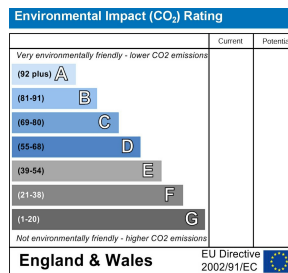
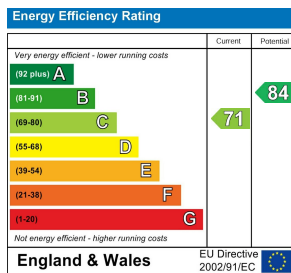
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

GROUND FLOOR

1ST FLOOR



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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