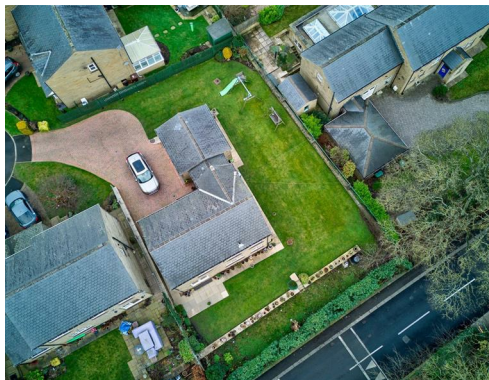


34 Blacksmiths Fold,
Almondbury HD5 8XH

OFFERS AROUND
£475,000



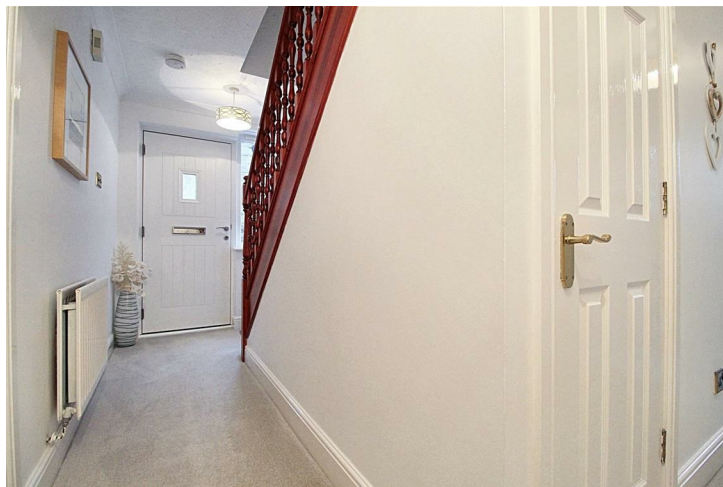
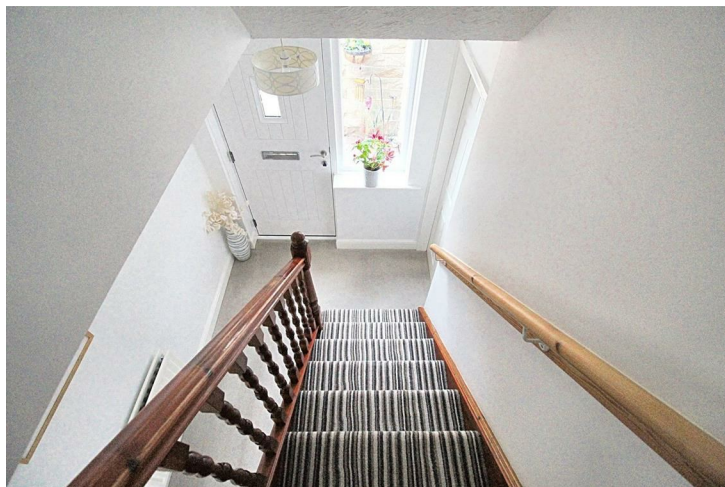
NEATLY POSITIONED AT THE TOP OF A PEACEFUL CUL DE SAC AND SAT ON A GENEROUS SIZE CORNER PLOT IS THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WHICH BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, WRAP AROUND LAWNED GARDENS, DOUBLE ATTACHED GARAGE AND SWEEPING DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed composite door with front facing window in to a welcoming entrance hallway which has space to remove outdoor clothing. Doors lead through to the living room, dining kitchen, dining room, utility room, ground floor W.C and a handy understairs storage cupboard. A staircase with timber balustrade ascends to the first floor landing.



LIVING ROOM 19'4" x 11'10" max

Flooded with natural light through the front facing window and patio doors to the rear is this well proportioned living room. Decorated tastefully this room has ample space for freestanding living room furniture and a timber fireplace with marble hearth houses a gas fire giving a lovely focal point to the room. Double doors leads through to the entrance hallway and patio doors open out to the rear garden.



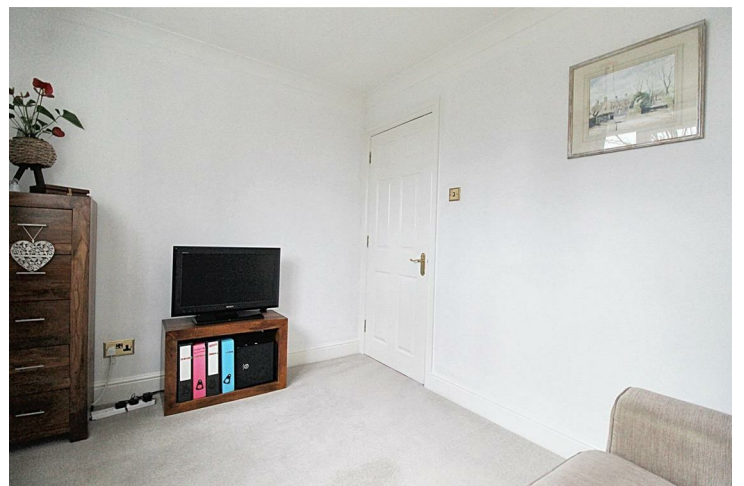
DINING KITCHEN 18'10" x 10'7" max

This spacious and attractive open plan dining kitchen really is the heart of the home, boasting great entertaining space and fitted with a range of white timber wall and base units, tile splashbacks, complimentary work surfaces and a composite sink with mixer tap over. Integrated appliances include a double electric oven, four ring gas hob with concealed extractor fan over, fridge, freezer, plumbing for a dishwasher and spotlighting overhead completes the kitchen area. To the side of the kitchen is space for a family dining table and chairs. Dual aspect windows give views over the driveway, gardens and doors lead through to the hallway.



DINING ROOM 10'4" x 7'9" max

Currently used as a television room, this versatile room could also be a formal dining room, home office or playroom. With space for freestanding furniture and views over the rear garden. A door leads through to the hallway.



UTILITY ROOM 6'5" x 5'8" max

Positioned off the hallway is this well appointed utility fitted with a base unit, stainless steel sink with mixer tap, roll top work surfaces, space for a tumble dryer and plumbing for a washing machine. A window gives a view over the rear garden and an external stable door allows access outside.



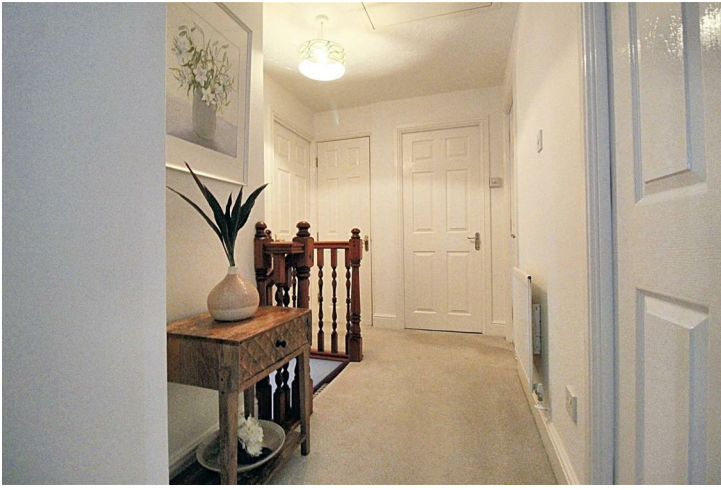
GROUND FLOOR W.C 4'11" x 3'6" max

This convenient downstairs W.C is fitted with a modern, white two piece suite which comprises a vanity hand wash basin with mixer tap over and a low flush W.C. A side obscure glazed window allows natural light in. The room is partially tiled, has a heated towel radiator, spotlights to the ceiling and vinyl click flooring underfoot.



FIRST FLOOR LANDING

A staircase with timber balustrade ascends from the entrance hallway to the split first floor landing where there is loft access. A storage cupboard houses the water cylinder and provides storage for towels and bed linen and there are doors to four bedrooms (one with ensuite shower room) and the house bathroom.



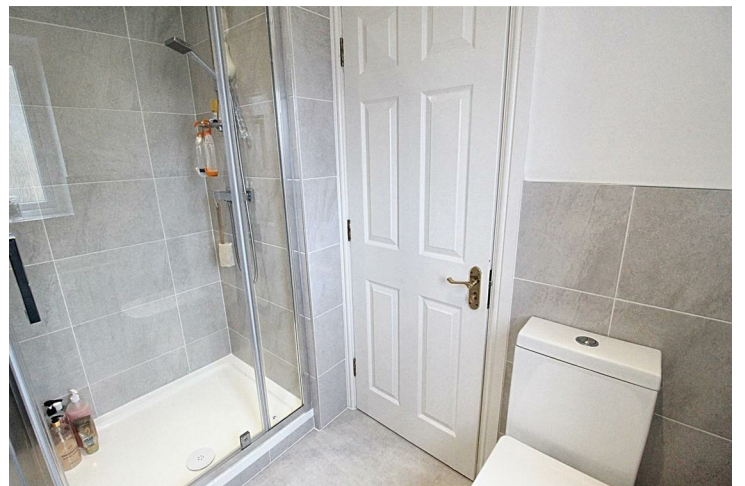
BEDROOM ONE 12'4" x 11'6" max

This superb double bedroom positioned at the front of the property with views over the front drive and cul de sac beyond has ample room for freestanding furniture and a useful walk in wardrobe. Doorways leads to through to the ensuite shower room and through to the landing.



EN SUITE SHOWER ROOM 7'6" x 6'0" max

Tucked away off the master bedroom is this recently fitted contemporary en-suite shower room, with a white three piece suite which comprises of a shower cubicle with glass screen, vanity hand wash basin with useful storage underneath and a low flush W.C. The room is partially tiled and has complimentary vinyl click flooring underfoot, spotlights to the ceiling and a front facing obscure window.



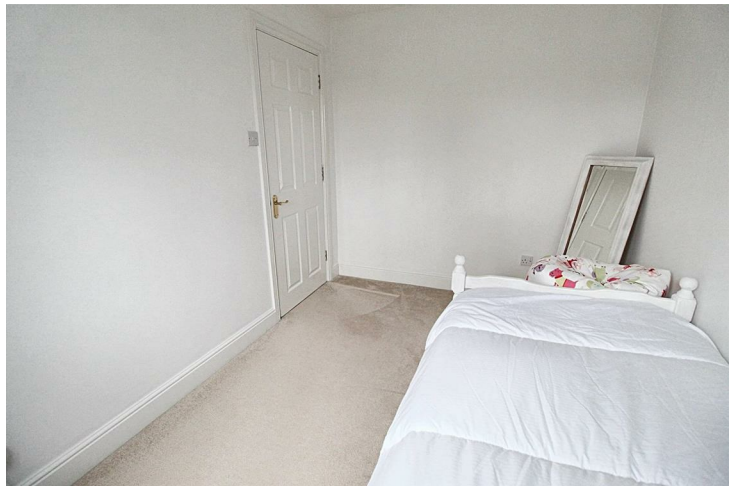
BEDROOM TWO 11'10" x 11'0" max

Located to the front of the property and currently used as a home office is a good size double bedroom with ample space for freestanding bedroom furniture, fitted shelving and a door leads through to the landing.



BEDROOM THREE 7'8" x 10'10" max

Another bright double bedroom located to the rear of the property with views over the garden and countryside beyond with space for freestanding bedroom furniture and a door leads through to the landing.



BEDROOM FOUR 9'3" x 6'9" max

A neutrally decorated small double bedroom which would make an ideal child's bedroom at the rear of the property with views over the garden, space for freestanding furniture and a door leads through to the landing.



HOUSE BATHROOM 6'9" x 6'9" max

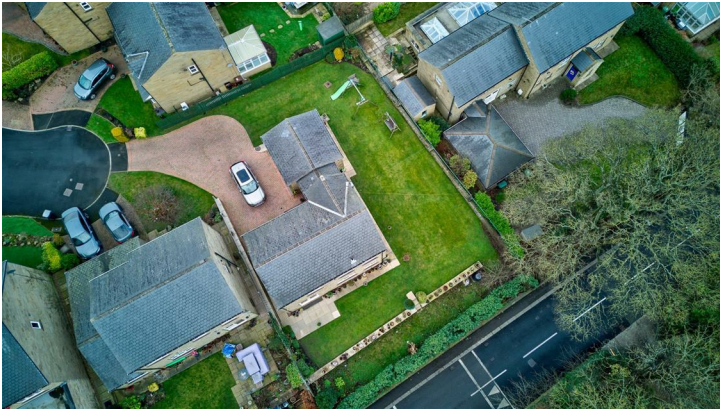
Located within easy reach of all the first floor bedrooms this well equipped house bathroom is fitted with a three piece suite which comprises of a bath, low flush W.C and a pedestal hand wash basin. The room is partially tiled and a large obscured rear window allows light to flood through. There are spotlights overhead and vinyl tile underfoot. A door leads through to the landing.



GARDENS

The property benefits from a generous size and beautifully landscaped wrap around lawn garden surrounded by fencing and having raised colourful flowerbeds, ideal for sitting out and with plenty of space for garden furniture. To the rear of the property there is a patio area ideal for dining out and family barbecues.





DOUBLE GARAGE AND DRIVEWAY

A wonderful sweeping, block paved driveway provides parking for multiple vehicles and leads to the attached double garage which has up and over doors, electric, lighting, two windows which overlook the garden and separate access through a stable door.





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.

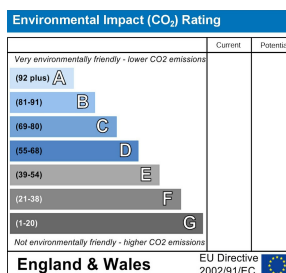
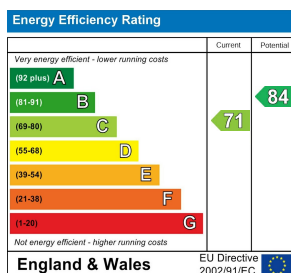
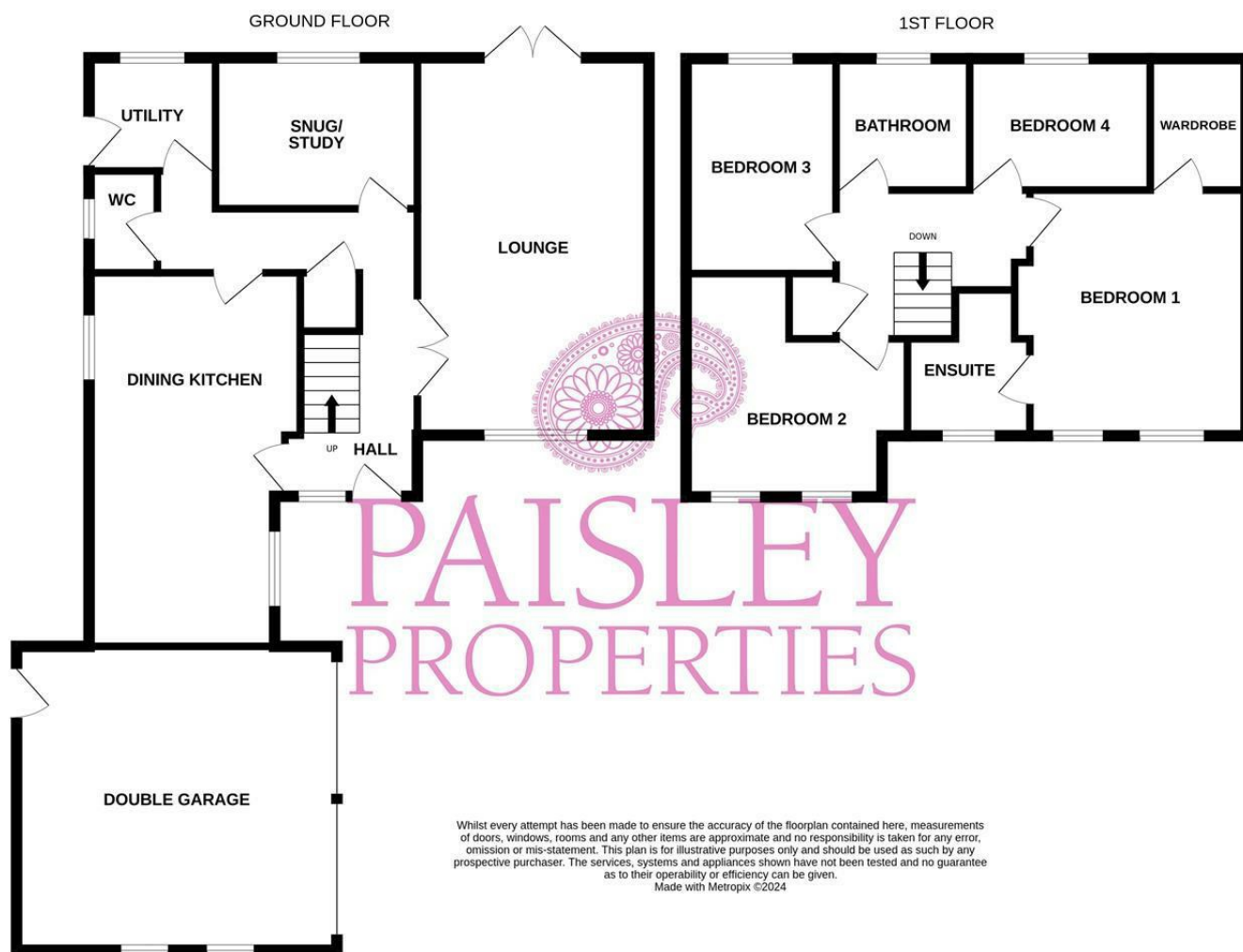
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

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