



NO CHAIN SAT ON A GENEROUS PLOT, THIS TWO/THREE BEDROOM SEMI DETACHED BUNGALOW IS BURSTING WITH POTENTIAL AND BOASTS SPACIOUS LIVING ACCOMMODATION, EXTENSIVE GARDENS, DRIVEWAY FOR MULTIPLE VEHICLES AND A GARAGE.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

ENTRANCE HALLWAY



You enter through a composite door into a welcoming entrance hallway with high ceilings and picture rails and ample space to remove outdoor clothing. Doors open to the living room, dining kitchen, two bedrooms and shower room.

LIVING ROOM 15'0" max x 12'10" max



A generous size living room positioned at the front of the property affording plenty of space for furniture, housing an electric fire with a tile hearth and timber mantle. A walk in bay style window to the front floods the room with light and overlooks the garden and driveway. This room could also be used as a third bedroom if required.

DINING KITCHEN 18'9" max x 12'0" max



This light and airy dining kitchen is fitted with a range of wall and base units, contrasting work surfaces with matching upstands and a stainless steel sink and drainer. Integrated appliances include an electric oven and a four ring electric hob with extractor over, fridge freezer and a dishwasher. There is plumbing for a washing machine. Open to the kitchen is the dining / living area which has ample space for freestanding furniture and fitted cabinetry. Windows look out onto the driveway, sliding glazed doors open to the conservatory and a door leads back through to the hallway.



CONSERVATORY 9'8" apx x 8'7" apx



Flooded with natural light through its dual aspect windows which offer pleasant elevated views over the rear garden. This great addition could lend itself to being a sun room, dining room or home office if required. A patio door opens to the rear balcony and sliding glazed doors open to the dining kitchen.

BEDROOM ONE 13'3" max x 13'0" max



Positioned to the front of the property overlooking the garden is the principal bedroom which has fitted wardrobes to one wall with over head storage, plenty of room for bedroom furniture and a door opens to the hallway.

BEDROOM TWO 12'0" max x 9'8" to fitted wardrobes



A second double bedroom located to the rear of the property. The room benefits from a bank of fitted wardrobes, space for bedroom items and a door opens to the hallway.

SHOWER ROOM 8'7" apx x 5'4" apx



This modern shower room is fitted with a three piece white suite including a walk in shower, pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled, has a chrome towel radiator, contrasting flooring underfoot, a large obscure glazed rear facing window lets light flood the room and a door opens to the hallway.

REAR GARDEN



The extensive rear garden is enclosed by hedge and fencing and can be accessed via both the driveway and conservatory patio door. There is a large central lawn with well stocked borders ideal for outdoor dining, entertaining and ample room for garden furniture and outbuildings if required. There is stepped access up to the conservatory balcony and a timber gate opens to the driveway.

EXTERNAL FRONT



Accessed through wrought iron gates is a hedge fronted garden with paved area, decorative pebble garden and sloped pathways which give easy access to the front door. A patterned concrete driveway with multi-vehicle parking leads to a cellar area providing storage and a single garage with up and over door.



***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 B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY
There are no known structural defects 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

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.

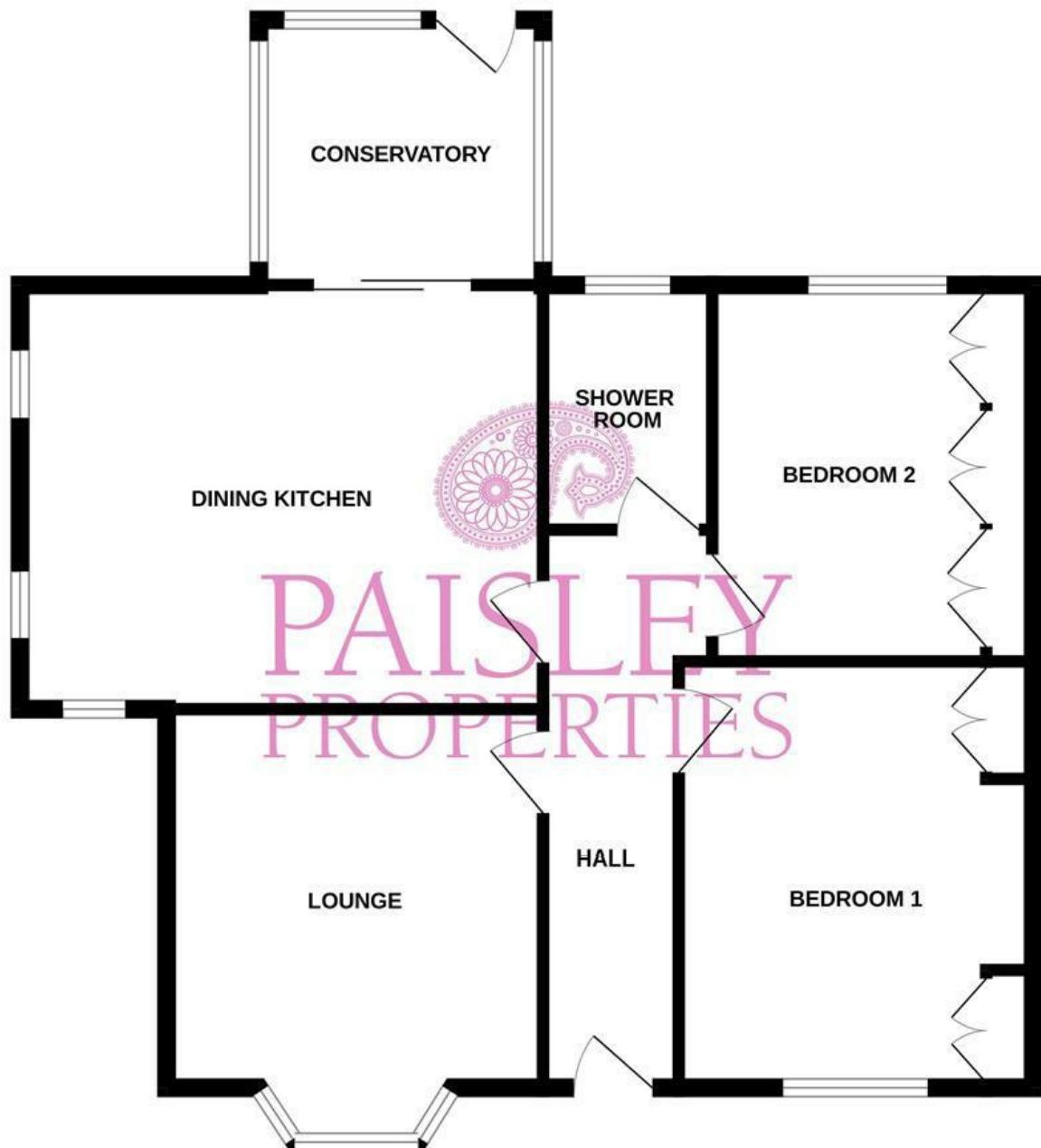
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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PROPERTIES