

2 Highcroft Crescent,
Almondbury HD5 8NF

OFFERS AROUND
£139,950



SAT ON A LARGE CORNER PLOT WITH GARDENS TO THREE SIDES IS THIS WELL PRESENTED SPACIOUS TWO DOUBLE BEDROOM END OF TERRACE FAMILY HOME BOASTING AN ATTRACTIVE DINING KITCHEN AND ALL WITHIN WALKING DISTANCE TO ALMONDBURY VILLAGE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed UPVC door into this welcoming entrance hallway with laminate flooring, space to remove coats and shoes and a door leads through to the lounge and a staircase ascends to the first floor landing.

LOUNGE 13'3" x 11'7" max



This neutrally decorated lounge has space for free standing living room furniture and a fireplace with a marble hearth houses a gas fire creating a wonderful focal point to the room. A front facing window fills the room with light and laminate flooring continues underfoot. Doors lead through to the entrance hall and to the dining kitchen.

DINING KITCHEN 15'1" x 7'1" max



Positioned to the rear of the property, this attractive kitchen has recently been refurbished, comprising of timber wall and base units, contrasting work surfaces, tile splash backs and a composite sink and drainer with mixer tap over. Integrated appliances include an oven, four ring gas hob with extractor fan over and a fridge freezer. There is space and plumbing for a washing machine, a storage cupboard which houses the boiler and two windows overlooking the rear and side garden, there is laminate flooring underfoot, spot lights to the ceiling and a door leads through to the lounge. An external door leads out to the rear garden.



FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to the first floor landing which has a side window and doors lead through to the two bedrooms and house bathroom. A loft hatch provides access into the loft space.

BEDROOM ONE 14'9" x 10'11"



This generous double bedroom spans the front of the property, has a large front facing window with views over the garden and benefits from an integrated storage cupboard, ample space for freestanding furniture and a door leads through to the landing.



BEDROOM TWO 9'10" x 9'1"



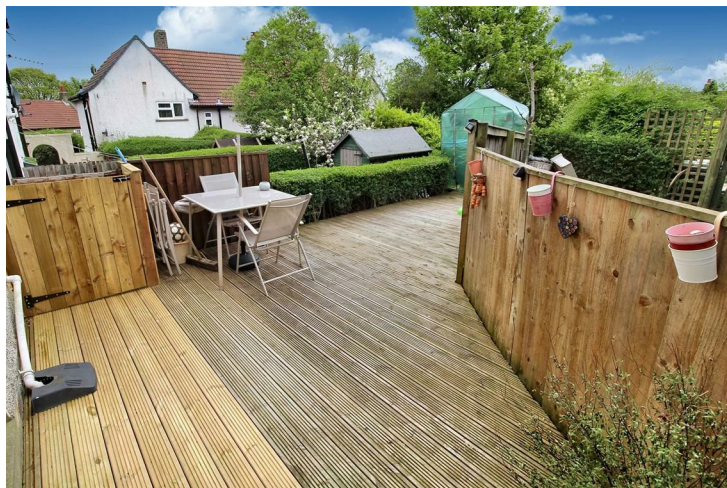
Another fantastic double bedroom positioned to the rear of the property with garden views from its window. There is ample space for freestanding furniture and a door leads through to the landing.

BATHROOM 5'11" x 5'10"



Comprising of a modern three piece white suite including a bath with electric shower over shower and glass screen, wall hung hand wash basin, low level W.C, obscure side facing window, partially mosaic tiled walls with complimentary vinyl flooring underfoot and a door leads through to the landing.

REAR GARDEN



To the rear of the property is a low maintenance enclosed decking area with space for outdoor furniture and ideal for Al fresco dining.

EXTERNAL FRONT AND SIDE GARDENS



The property sits on a superb plot with gardens to the front, side and rear. To the front is a lawned garden which is enclosed by well maintained hedge and fence borders with established flowerbeds. This space would be child and pet friendly, offers ample space for garden furniture, out buildings and is a great entertaining space for family gatherings and barbeques.

**** Please note **** The side garden currently houses a chicken run since the garden pictures were taken.



***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 A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
On Street Parking

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

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

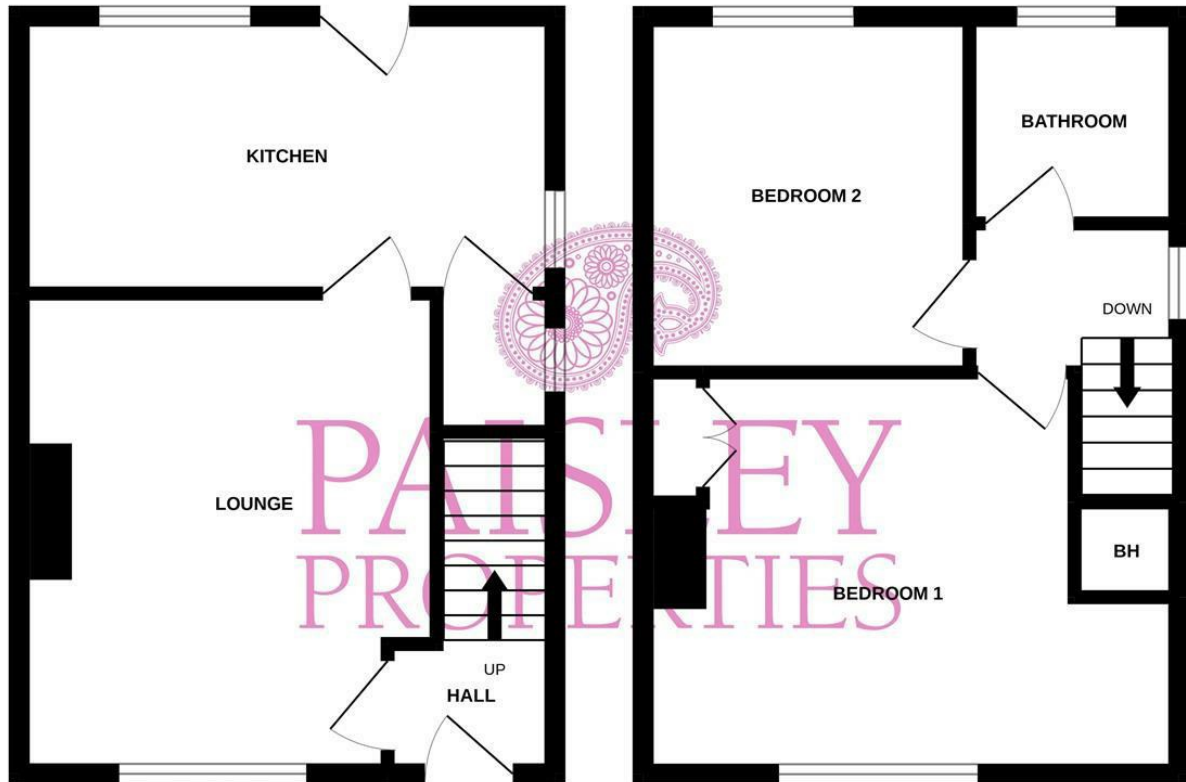
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-30) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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