

85 Fernside Avenue,  
Almondbury HD5 8PF

OFFERS AROUND  
£165,000



THIS THREE BEDROOM SEMI DETACHED PROPERTY BENEFITS FROM SPACIOUS LIVING ACCOMMODATION, GENEROUS REAR GARDEN WITH OUTHOUSE AND BLOCK PAVED DRIVEWAY FOR ONE VEHICLE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a UPVC part glazed door into this spacious entrance hallway. With ample space to remove coats and shoes, understairs storage cupboard, a staircase with timber balustrade ascends to the first floor landing and a door leads through to the lounge.



## LOUNGE 12'9" x 12'2"

This good size lounge is light and airy courtesy of the large front facing window. The focal point being the stone fireplace housing an electric fire. There is a good amount of space to accommodate free standing furniture, laminate flooring underfoot and a doors lead through to the entrance hallway and dining room.



## DINING ROOM 9'9" x 8'7"

The dining room allows plenty of space for a dining table, chairs, freestanding furniture and gives views over the rear garden. Doors lead through to the lounge and kitchen.



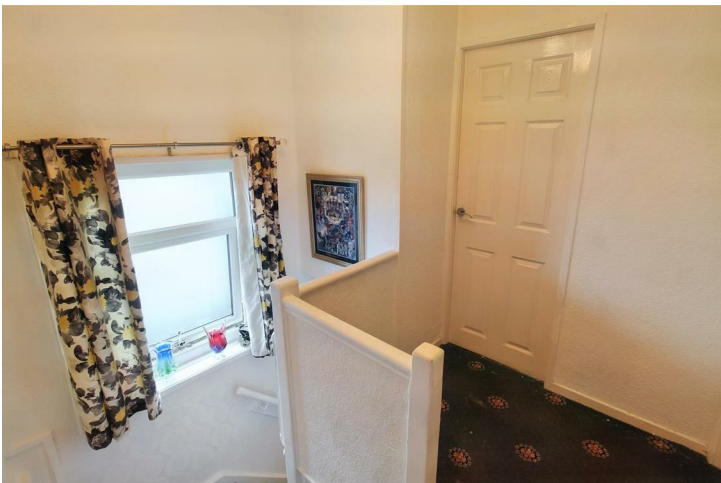
### **KITCHEN 9'7" x 9'2"**

This attractive kitchen has a range of wood wall and base units with metro tile splash backs, roll top work surfaces and composite bowl sink and drainer with mixer tap over. There is space for a gas cooker with extractor fan over, fridge freezer, plumbing for a washing machine. A large rear window provides views over the garden, tiled flooring underfoot, a door leads through to the dining room and an external door leads to the side of the property.



### **FIRST FLOOR LANDING**

Quarter landing stairs ascend to the bright first floor landing with a loft hatch and doors lead through to three bedrooms, separate W.C and bathroom.



### **BEDROOM ONE 11'1" x 10'10"**

This superb double bedroom positioned at the front of the property with views over the front garden and driveway has room for freestanding furniture and two integrated wardrobes. A door leads through to the landing.



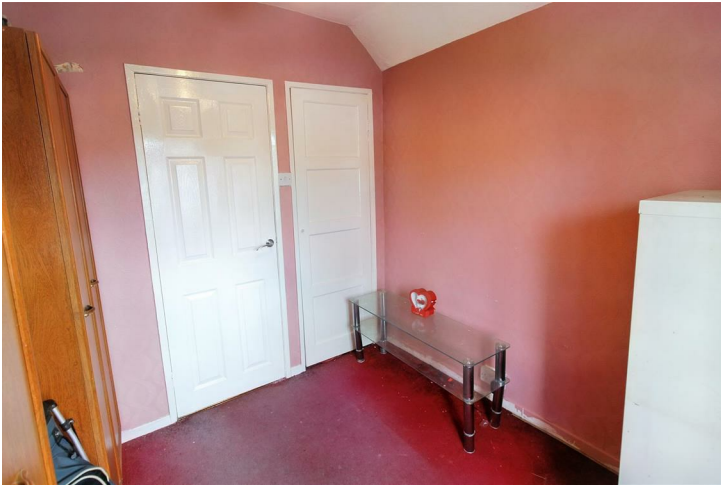
### **BEDROOM TWO 10'11" x 9'9"**

Located to the rear of the property is another double bedroom with ample space for freestanding bedroom furniture and an integrated wardrobe. A large window provides views over the garden, countryside beyond and a door leads through to the landing.



### **BEDROOM THREE 7'10" x 8'0"**

A small double bedroom located to the front of the property with integrated storage cupboard, space for bedroom furniture and a door leads through to the landing.



### **BATHROOM 6'11" x 4'9"**

The bathroom comprises of a two piece suite, bath with shower over and vanity hand wash basin. The room is fully tiled, laminate flooring underfoot, obscure glazed window to the side and a door leads through to the first floor landing.



### **SEPERATE W.C 3'11" x 2'1"**

This useful W.C comprises of a pedestal hand wash basin, low level W.C, an obscure side window and a door leads through to the first floor landing.

### **REAR GARDEN**

This generous size, fence enclosed garden has a range of spaces to enjoy, a side and rear patio area ideal for outdoor dining and entertaining. A large lawn with space for vegetable patch and an outbuilding ideal for storage.



### **EXTERNAL FRONT AND DRIVEWAY**

To the front of the property, entered through double wrought iron gates is a block paved driveway which has room for one vehicle, to the side of the driveway is a lawn area surrounded by well maintained hedges and colourful shrubs.





## **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**

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 / 07534 847380 to arrange an appointment.

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

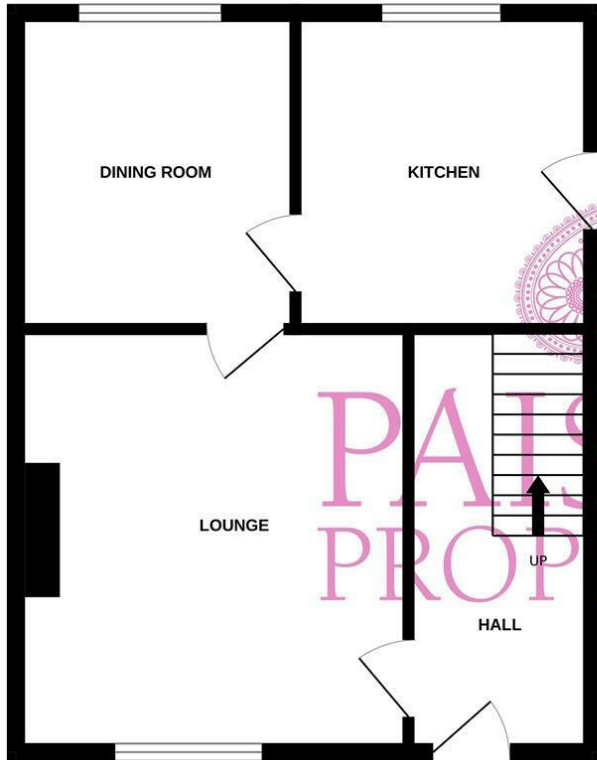
## **PAISLEY**

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.

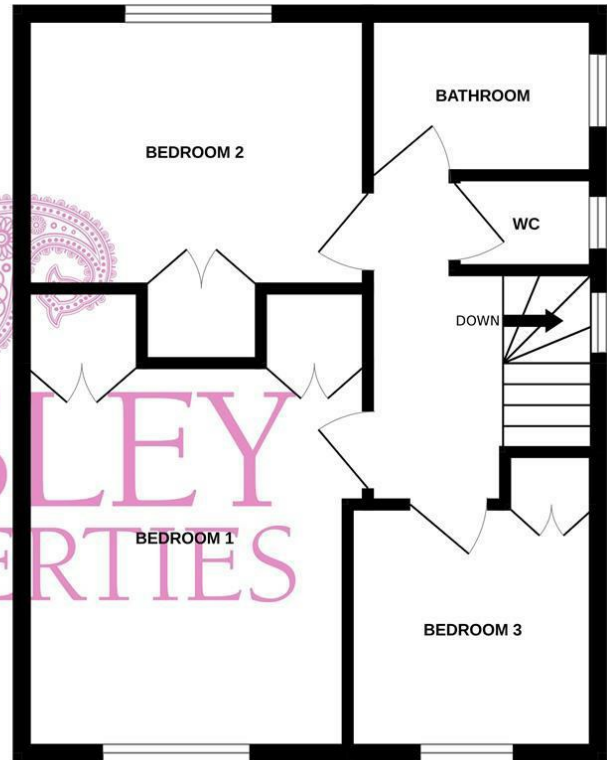
## **SURVEY TEXT**

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.

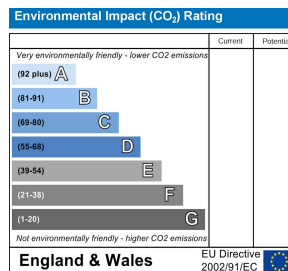
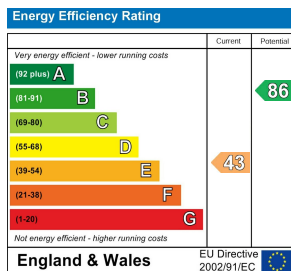
GROUND FLOOR



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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