7 Wheatroyd Lane, Almondbury HD5 8XS

OFFERS AROUND
£325,000

ELEVATED FROM THE ROADSIDE WITH FANTASTIC COUNTRYSIDE VIEWS IS THIS EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME WHICH HAS BEEN LOVINGLY CARED FOR OVER THE YEARS, IS BURSTING WITH POTENTIAL, BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, A DRIVEWAY FOR MULTIPLE VEHICLES AND A GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY
You enter the property through a timber part glazed door into this welcoming entrance hallway which has plenty of space to remove your coats, shoes and for freestanding furniture. There is a handy storage cupboard, a fantastic arch glazed window allows natural light to flood the space and doors through lead to the kitchen, dining room and living room. A panelled staircase with timber balustrade ascends to the first floor landing.

LIVING ROOM 15′0″ x 12′7″ max
This good size reception has ample space for living room furniture. The focal points of the room being a gas coal effect fire with marble surround and hearth, high ceilings and ceiling rose. A large bay window looks out over the front garden and countryside and Castle Hill beyond. An arch opens to the dining room and a door leads through to the entrance hallway.

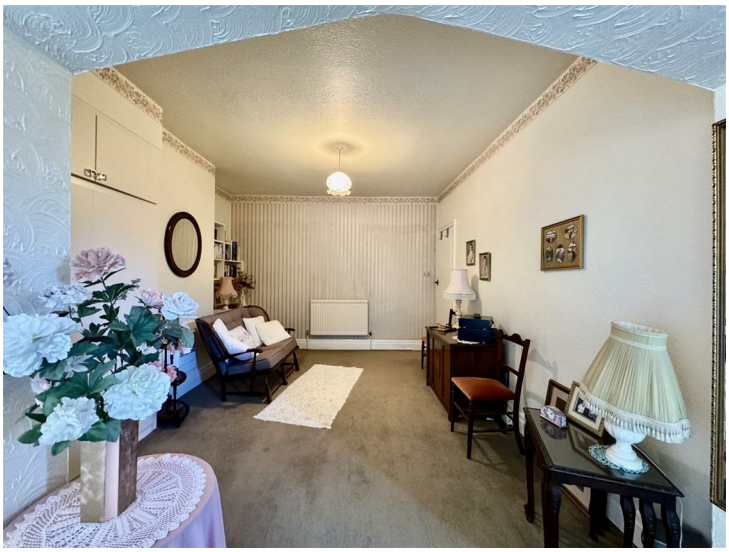
DINING ROOM 12′7″ x 12′0″ max
Another spacious room with ample space for a dining table and chairs and again housing a gas fire with exposed stone surround and hearth, high ceilings and a ceiling rose. Archways open to the living room, garden room and a door leads back through to the entrance hallway.

GARDEN ROOM / BAR / ENTERTAINING SPACE 12'11" x 10'4" max
This dual aspect and versatile room can be accessed from the garden and makes a great entertaining space, ideal for family and friend get togethers. There is space for freestanding furniture, a rustic stone bar adds character to the room and exposed stone archways open to the kitchen and through to the dining room. A large leaded window gives a lovely view over the rear garden.

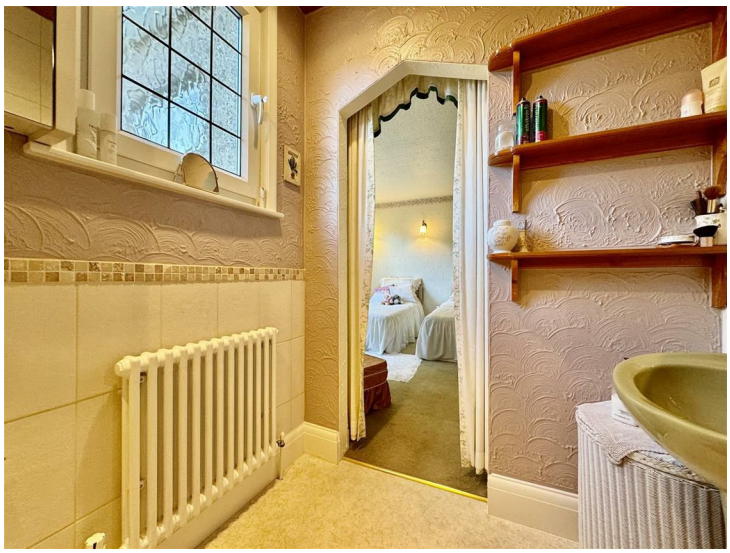
KITCHEN 13'3" x 6'0" max
Fitted with a range of white base and wall units, contrasting work surfaces, tiled splashbacks and a composite sink and drainer with mixer tap over is this tasteful separate kitchen area. There is space for a freestanding gas oven and concealed extractor fan over, space for a freestanding fridge freezer and plumbing for a washing machine. There is a side and rear facing window, spotlights to the ceiling and tile flooring. A sliding glazed door opens to the entrance hallway and an arch with exposed stone opens to the garden room and bar area.

FIRST FLOOR LANDING
Stairs with a timber balustrade ascend from the entrance hallway to the first floor landing which has a side window. Doors lead to three bedrooms and the house bathroom.

MASTER SUITE 25'6" x 12'11" max
This extremely spacious double bedroom is bursting with natural light courtesy of the large rear facing window which enjoys views over the rear garden. Through an archway from the bedroom is a great size dressing room with a floor to ceiling storage cupboard, ample space for freestanding furniture and an en suite shower room. A door opens to the landing.



EN SUITE SHOWER ROOM 6'0" x 5'1" max
Accessed from the bedroom is a partially tiled shower room which is fitted with a low level toilet, pedestal hand wash basin and corner shower with glass screen. There are spotlights to the ceiling, a rear obscure window and cushioned vinyl flooring underfoot.



BEDROOM TWO 12'6" x 9'5" max
This great size double bedroom can be found to the front of the property and has a large front facing bay style window which has fantastic views of open countryside and over to Castle Hill. There is a bank of fitted wardrobes, dressing table, bed side cabinets and further room for freestanding bedroom furniture. A door opens to the landing.

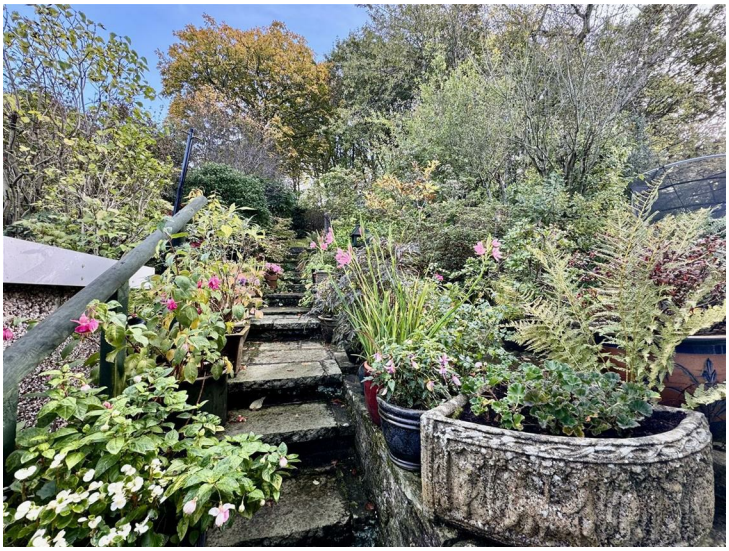
BEDROOM THREE 7'11" x 6'4" max
A bright single bedroom which has a bulk head storage cupboard, space for bedroom furniture and pleasant far reaching views from its window. A door opens to the landing.

BATHROOM 8'8" x 7'1" max
The house bathroom is of a generous size and is fitted with a three piece suite comprising of a low level W.C, a pedestal hand wash basin and a bath with shower attachment. The room is partially tiled, has an inset mirror with shelving, a built in floor to ceiling cupboard and further space for freestanding storage if desired. An obscure window allows natural light to enter and a door opens to the landing.

REAR GARDEN

To the rear of the property is a large tiered patio garden which is ideal for outdoor dining and entertaining. There are separate spaces to sit out and enjoy the views, colourful flowerbeds and a lawn to the top of the garden which allow pleasant views back to the house.

Please note The lawn area is leased from Kirklees Council at £35 per annum.



EXTERNAL FRONT, GARAGE AND DRIVEWAY
To the front of the property is an elevated patio garden ideal for sitting out to enjoy the picturesque views over open countryside and over to Castle Hill. There are flower bed borders, mature shrubs and space for decorative pots and planters if desired.

A block paved driveway to the side of the property can park multiple vehicles, has an outside storage room housing the boiler and leads to a detached single garage with electric and up and over door ideal for a car or space for storage or extra household appliances.

VIEWS

***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
Rear lawn is rented from the council - £35 per annum

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

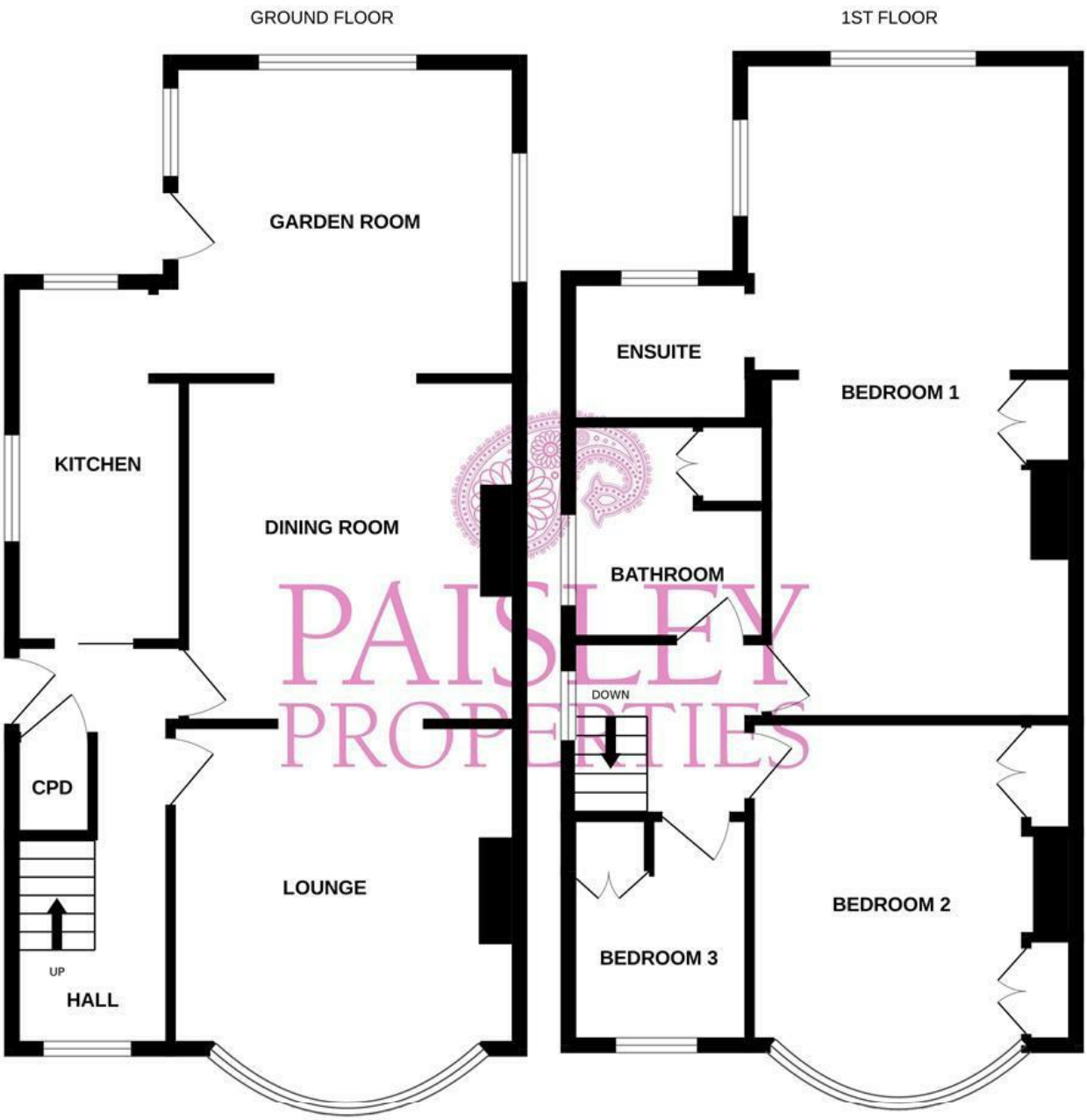
ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.



PAISLEY PROPERTIES

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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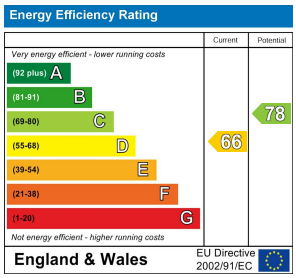

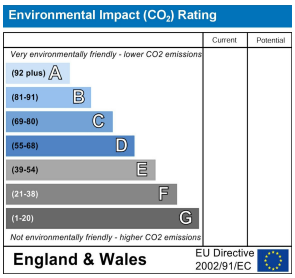

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