68 Benomley Crescent, Almondbury HD5 8LU

OFFERS AROUND £260,000















POSITIONED ON THE DESIRABLE 'BENOMLEY CRESCENT' WITH WONDERFUL FAR REACHING VIEWS IS THIS THREE BEDROOM SEMI DETACHED FAMILY HOME WHICH HAS BEEN LOVED FOR OVER 60 YEARS, BOASTS SPACIOUS LIVING ACCOMMODATION, LOVINGLY LANDSCAPED GARDENS, A DRIVEWAY FOR MULTIPLE VEHICLES AND A DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY PROPERTIES

ENTRANCE HALLWAY





You enter the property through a timber door with obscure glazed side windows into a welcoming entrance hallway which has room for freestanding furniture, a side window and a staircase with a timber balustrade which ascends to the first floor landing. There is an understairs storage area, a handy pantry and doors lead through to the living room, dining room and the kitchen.

LIVING ROOM 14′5″ max x 13′9″ max





This generous size reception room is flooded with natural light through its large bay window offering a view over the front garden. There is ample space for living room furniture and there is a wall mounted gas fire. A door leads through to the entrance hallway.

DINING ROOM 13′5″ max x 12′7″ max





A great space for entertaining, this family sized dining room has plenty of space for a dining table, chairs and further freestanding furniture. There is a wall mounted gas fire and a large bay window overlooks the rear garden below and pleasant far reaching views beyond. A door leads through to the entrance hallway.

KITCHEN 8′8″ max x 8′2″ max





Having lovely views over the rear garden and beyond, the kitchen, has a range of wall and base units, contrasting roll top work surfaces and a stainless steel sink and drainer. There is space for a freestanding gas oven, fridge freezer and plumbing for a washing machine. Vinyl flooring flows underfoot and spotlights to the ceiling complete the room. An external door opens to the driveway via three steps and a door leads back through to the entrance hallway.

FIRST FLOOR LANDING




Stairs ascend from the entrance hallway to this good size first floor landing with a side facing window allowing natural light to flow through the space. Doors lead to the three bedrooms, house bathroom, separate W.C and a hatch with a pull down ladder gives access to the loft.

BEDROOM ONE 14'7" max x 13'10" max




Light and airy courtesy of the large bay window and overlooking the front garden and street scene beyond is this well presented and generous size double bedroom with ample space for freestanding bedroom furniture. There is a fitted wardrobe with overhead storage and a door opens to the landing.



BEDROOM TWO 12'9" max x 11'8" max





Another spacious double bedroom with fantastic far reaching views over countryside from its large window. There is space for freestanding bedroom furniture and a fitted wardrobe with overhead storage. A door opens to the landing.



BEDROOM THREE 8'9" max x 6'11" max





A good size single bedroom positioned to the front of the property which benefits from a bulk head storage cupboard and space for furniture. A door opens to the landing.

BATHROOM 8′1″ max x 5′6″ max




The bathroom comprises of a bath with shower over, screen and a pedestal hand wash basin. The room is fully tiled, has a side obscure window, a cupboard housing the water cylinder with space for towels and toiletries and a door opens to the landing.

W.C 5′2″ max x 2′8″ max




This handy room has a low flush W.C and an obscure side facing window. A door opens to the landing.

REAR GARDEN





Outside, the lovingly landscaped gardens are beautifully established, with mature planting. A generous paved terrace provides an ideal space for outdoor dining and offers far-reaching views across the surrounding countryside. Stone steps descend to a well-maintained lawn with attractive and colourful planted borders.





GARAGE 17'0" max x 8'1" max





A brick built garage with a slate roof having both water and electricity, offering excellent potential for a workshop, home office, hobby space or further useful accommodation, subject to any necessary consents. Windows offer views over the garden and scenic countryside beyond. Double timber doors open to the drive and a separate door allows access to the garden.



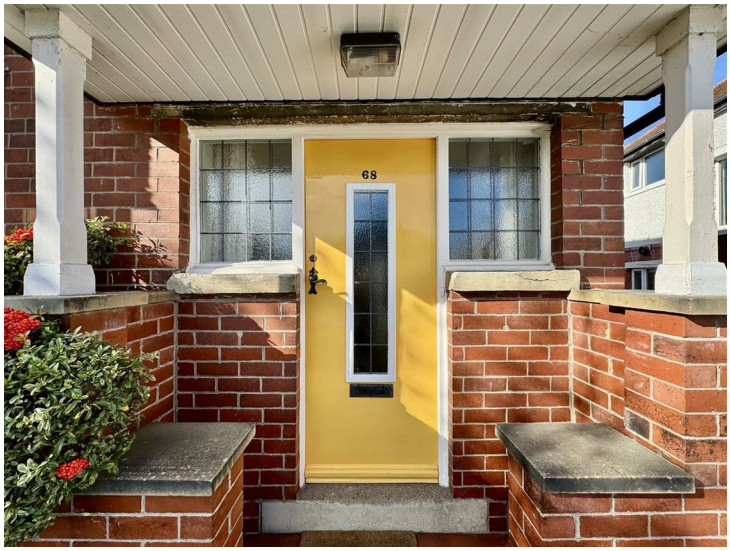
EXTERNAL FRONT AND DRIVEWAY





A nicely landscaped front lawn is surrounded with colourful flowerbed borders and steps lead to the porch and front door.
Double wrought iron gates open to a driveway which has a storage cupboard ideal for garden equipment and provides off-road parking for multiple vehicles. To the top of the drive is a versatile detached garage and a sliding timber gate gives access to the rear garden.





***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 C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property / 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
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Please note information within our sales particulars has been provided by the vendors. Paisley Properties has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

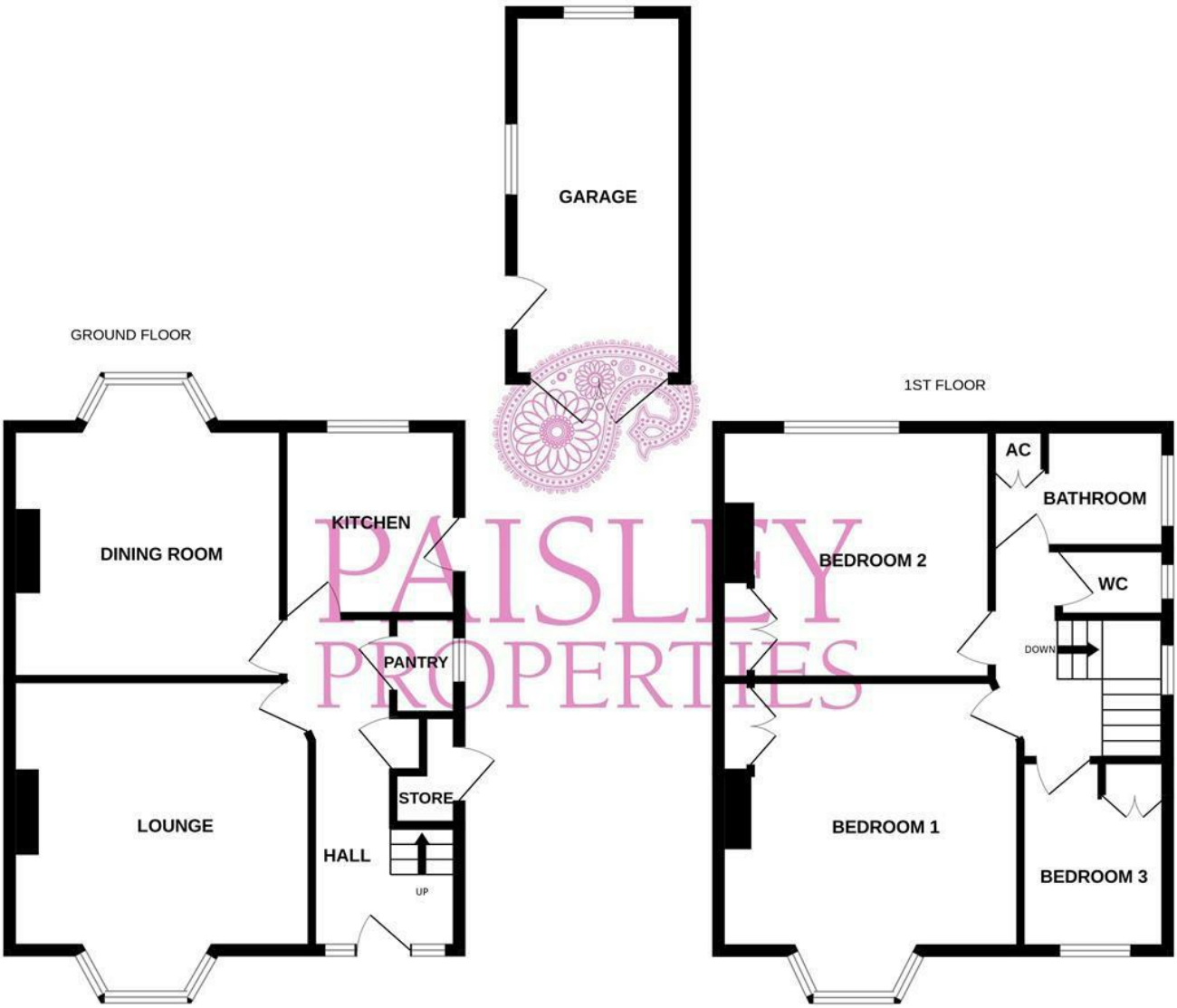
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

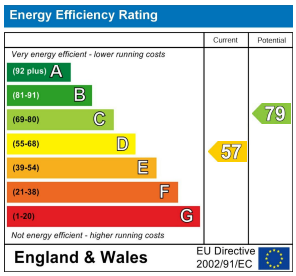
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

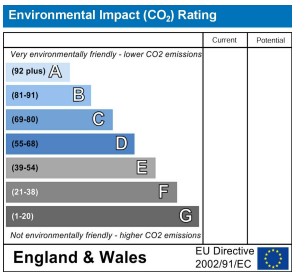
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES
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.



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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