

52 Longley Road,
Almondbury HD5 8JN

£315,000



POSITIONED ON THE DESIRABLE 'LONGLEY ROAD' ON A GOOD SIZE CORNER PLOT IS THIS ATTRACTIVE THREE BEDROOM DETACHED FAMILY HOME WHICH IS BEAUTIFULLY PRESENTED THROUGHOUT AND BOASTS SPACIOUS LIVING ACCOMMODATION, LOVINGLY LANDSCAPED GARDENS TO THREE SIDES, BLOCK PAVED OFF ROAD PARKING AND A DOUBLE DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE VESTIBULE

You enter the property through a part glazed timber door into the entrance vestibule with practical tile flooring underfoot. A door opens to a ground floor W.C and an opening leads to the entrance hallway.

GROUND FLOOR W.C 3'10" x 3'4" max

This downstairs W.C. is fitted with a low level W.C and a wall mounted hand wash basin. There is an obscure side facing window and a door leads to the entrance vestibule.

ENTRANCE HALLWAY

The entrance vestibule opens into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. With wonderful high ceilings, space for freestanding furniture, an understairs storage cupboard and two stained glass windows. Doors lead through to the living room, dining room and kitchen. A staircase with an original timber balustrade ascends to the first floor landing.

LIVING ROOM 14'2" x 13'11" max

This generous size reception room is flooded with natural light through its large bay window which offers a view over the front garden. There is intricate design to the high ceilings, ample space for living room furniture and has an inset coal effect gas fire with marble surround. A door leads through to the entrance hallway.



DINING ROOM 13'6" x 11'11" max

This good size formal dining room which has a n inset coal effect gas fire with marble surround has plenty of scope for dining room furniture, an intricately designed high ceiling, sliding glazed doors opening to the conservatory and a door which leads through to the entrance hallway.



KITCHEN 15'8" x 9'0" max

The kitchen has dual aspect windows with lovely garden views, has a range of cream wall and base units with tile splash backs, contrasting roll top work surfaces and a stainless steel sink and drainer with mixer tap over. There is a built in electric oven and grill, four ring electric hob with concealed extractor fan over, space for a fridge freezer and plumbing for a washing machine and dishwasher. A window opens to the conservatory, there is a handy understairs pantry ideal for storing household items, attractive vinyl flooring flows underfoot and spotlights to the ceiling complete the look. An external door opens to the side garden and a door leads back through to the entrance hallway.





CONSERVATORY 13'0" x 6'11" max

This great addition to the property enjoys lovely views over the garden and is the perfect place to sit and relax on a quiet evening. There is space for furniture, vinyl flooring underfoot and a window which opens to the kitchen. Sliding glazed doors open to the rear decking and glazed doors lead back through to the dining room.



FIRST FLOOR LANDING

Quarter landing stairs with a side window ascend to the light and airy first floor landing. Doors open to three bedrooms, bathroom, separate W.C and a hatch gives access to the loft.



BEDROOM ONE 14'4" x 14'0" max

This spacious double bedroom is situated at the front of the property enjoying views of the front garden and street scene beyond through its large bay window. The room benefits from two banks of sliding wardrobes, a dressing table, overhead storage and plenty of space to accommodate freestanding furniture. A door leads through to the landing.



BEDROOM TWO 13'8" x 12'0" max

Located to the rear of the property is another great sized double bedroom with ample space for freestanding bedroom furniture. A rear facing window provides pleasant views over the rear garden, rooftops beyond and a door leads through to the landing.



BEDROOM THREE 8'6" x 7'10" max

Located at the front of the property is this bright single bedroom with room for freestanding furniture, fitted storage cupboard and could also be used as a home office if desired. A door leads through to the landing.

BATHROOM 8'11" x 5'4" max

This modern bathroom is fitted with a three-piece suite including a large bath with shower attachment, corner shower with sliding glass screen and a wall hung hand wash basin with mixer tap. The room is fully tiled, has a side obscure window, chrome towel radiator and a door leads on to the landing.



SEPARATE W.C 4'11" x 3'0" max

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

REAR GARDEN, GARAGE AND PARKING

The rear garden is enclosed by hedging and can be accessed from the driveway and from the front of the property. There is a timber decking area which offers entertaining space for Al fresco dining with room for garden furniture. A beautifully maintained lawn garden is surrounded by colourful rockery plants, shrubs, established flowerbeds and bushes.

A pathway leads to the double garage which has light and timber doors. A block paved area adjoins the garage and provides off road parking.



EXTERNAL FRONT AND SIDE GARDEN

Entered by a wrought iron gate is the lovingly landscaped front and side garden, with lawns, hedges, colourful bushes, plants, flowerbeds and trees surrounding the space. An original coal store provides storage and houses the boiler.





***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND D

PROPERTY CONSTRUCTION: BRICK AND RENDER

PARKING: DOUBLE GARAGE

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile - BT / EE

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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.

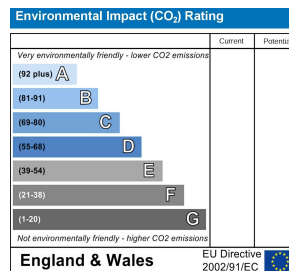
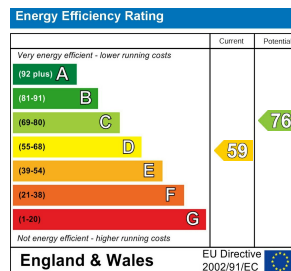
GROUND FLOOR



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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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

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