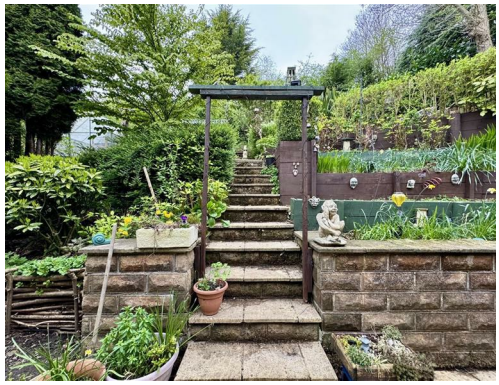
39 Greenside Crescent, HD5 8QJ

OFFERS AROUND £395,000



MUST BE VIEWED TO APPRECIATE THE ACCOMMODATION ON OFFER THIS BEAUTIFULLY PRESENTED EXTENDED FOUR BEDROOM FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION THROUGHOUT, IMPRESSIVE TIERED GARDEN, LAWN AND PRIVATE QUARTER DECK, A SPACIOUS PAVED BALCONY, INTEGRAL GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD 999 YEARS - EXPIRES 2970 - CHARGES £75 PER ANNUM / COUNCIL TAX BAND D / ENERGY RATING B

PAISLEY PROPERTIES

FRONT ENTRANCE/ UTILITY ROOM 9'1" max x 5'7" max

You enter the property through a timber glazed door into the utility room, this useful space has solid Oak wall and base units, fitted shelving, plumbing for a washing machine and a stainless steel sink with mixer tap over. There is space for an extra fridge freezer if required, laminate flooring underfoot and a window gives a view over the driveway. A door opens to the dining kitchen.

DINING KITCHEN 18'11" max x 9'4" max

The dining kitchen really is the heart of the home, having not only a nicely appointed kitchen but space for formal dining also. The kitchen area is fitted with a range of solid Oak base and wall units with contrasting worktops and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, microwave and a four ring gas hob with extractor over. There is plumbing for a dishwasher, space for a freestanding fridge freezer and laminate flooring runs underfoot. A window overlooks the Quarter deck and woodland beyond. The dining area has a feature window, space for a dining table, chairs and further furniture if required. A breakfast bar separates the space and provides room for informal dining. An opening leads to the second reception room, a door opens to the utility room and a door leads back to the inner hallway.

SECOND RECEPTION ROOM 19'5" max x 11'8" max

A superbly spacious second reception room, bathed in natural light thanks to the triple aspect windows and french doors which open to the quarter deck and the patio. This versatile space offers a sense of openness, ideal for relaxing and entertaining, while the charming inset multi-fuel stove provides a cosy focal point to the room. Openings lead to the dining kitchen and dining area.

QUARTER DECK

Accessed by patio doors from the second reception room, this peaceful decked area surrounded by woodland provides a tranquil extension of the living accommodation, perfect for both entertaining. quiet enjoyment and to sit out with a morning coffee. There is room for garden furniture and decorative pots/planters.

DINING AREA 9'5" max x 8'11" max

Tucked to the side of the second reception room is the formal dining area, there is space for a dining table chairs and further furniture if required. A window overlooks the patio and tiered gardens. A door opens to the hallway.

HALLWAY

Entered from the side of the property via a timber glazed door, this welcoming hallway benefits from understairs storage and doors lead to the living room, dining area, dining kitchen, ground floor W.C. Attractive vinyl flooring flows underfoot and a staircase with a timber balustrade ascends to the first floor landing.

LIVING ROOM 18'1" max x 12'4" max

A light and airy living room of generous proportions, enhanced by dual aspect windows with elevated garden views. A media wall with fitted cabinetry offers ample storage and there is space for freestanding living room furniture. A door opens to the hallway.

GROUND FLOOR W,C 5'8" max x 5'0" max

This handy ground floor cloakroom has sensor lighting and comprises of a vanity hand wash basin with mixer tap, low level W.C and inset shelving. Vinyl floor runs underfoot and a door opens to the hallway.

FIRST FLOOR LANDING

Stairs ascend from the hallway to the first floor split landing. There is utility cupboard which has plumbing for a washing machine and stacks a tumble dryer. Doors lead to the four bedrooms and the house bathroom. A hatch gives access to the loft.

BEDROOM ONE 12'1" max x 11'10" max

A nicely presented double bedroom with space for furniture, a standout feature is the range of sliding mirrored wardrobes, which not only enhances the light and storage space but cleverly conceal a "secret entrance" to the ensuite shower room. Positioned to the rear of the property, patio doors open to a wonderful paved balcony. A door opens to the landing.

BALCONY

Offering lovely views over the gardens and woodland beyond is the impressive paved balcony enclosed with wrought iron balustrades. Ideal for sitting out watching the sunset with a glass of wine, there is ample space for garden furniture.

ENSUITE SHOWER ROOM 8'2" max x 7'3" max

Comprising of a corner waterfall shower with curved glass screen, corner pedestal hand wash basin with mixer tap, low level W.C, chrome towel radiator and inset shelving. The room has a side obscure window, vinyl flooring and spotlighting completes the room.

BEDROOM TWO 7'5" max x 10'0" max to fitted wardobes

A good size double bedroom situated at the front of the property with views over the drive and cul de sac beyond. The room has space for freestanding furniture and again sliding mirrored wardrobes which offer extra storage and give access to an ensuite shower room. A door opens to the landing.

ENSUITE SHOWER ROOM 8'9" max x 5'3" max

A second ensuite shower room which comprises of a shower cubicle, pedestal hand wash basin with mixer tap and a low level W.C. There is laminate flooring underfoot, a rear obscure window and spotlights to the ceiling.

BEDROOM THREE 12'5" max x 10'11" max

A dual aspect double bedroom with garden views, Neutrally decorated and with plenty of room for freestanding bedroom furniture. A door leads to the landing.

BEDROOM FOUR 9'1" max x 6'9" max

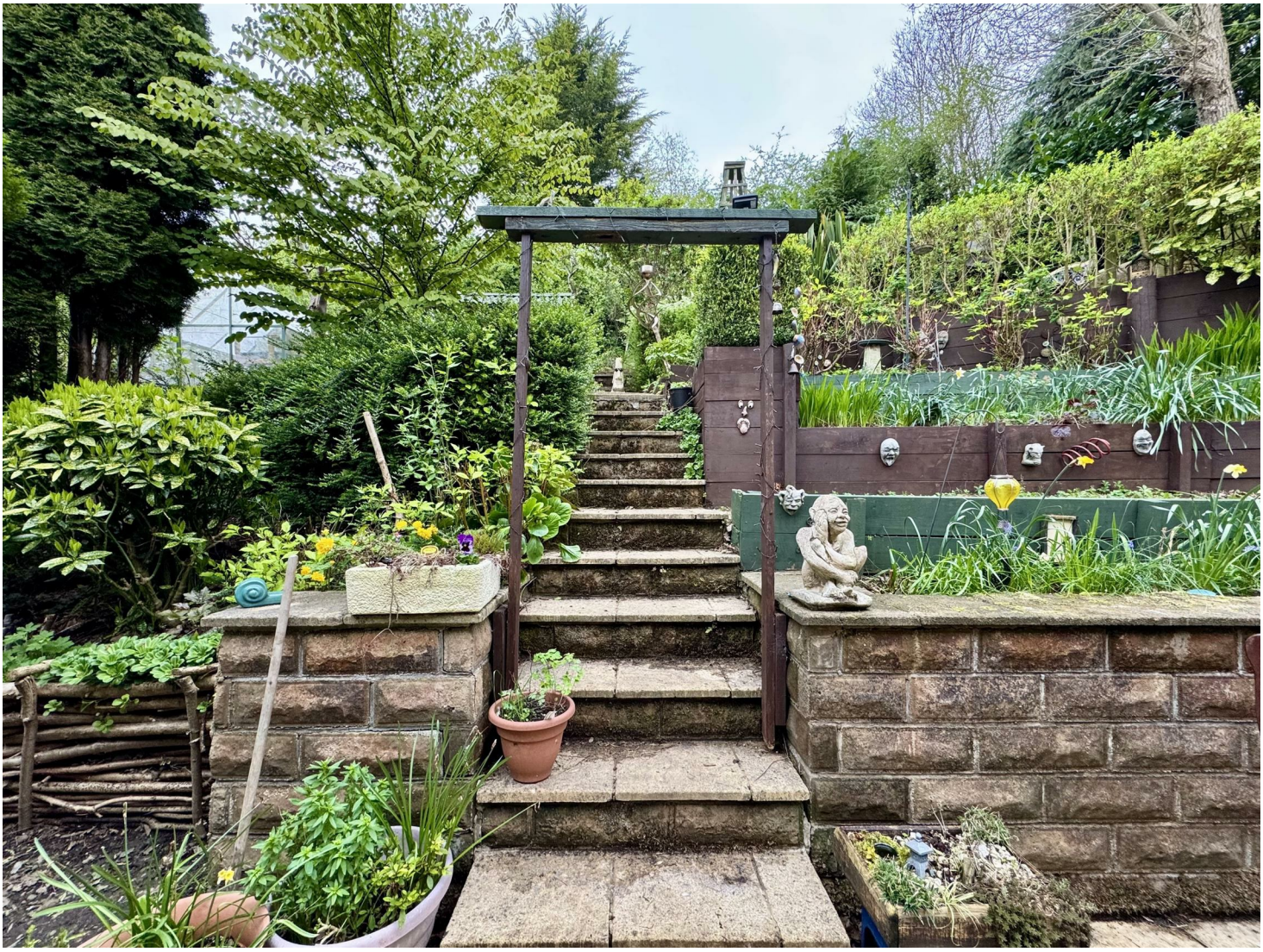
Located at the front of the property and currently used as a dressing room, this bright single bedroom is of a good size and has space for furniture. A door opens to the landing.

BATHROOM 7'4" max x 5'10" max

This stylish, boutique style bathroom is fitted with a freestanding bath and mixer tap and a vanity hand wash basin with concealed W.C. There is a large obscure rear window which allows light to flow through the space, a towel radiator and complementary laminate flooring underfoot. A door leads to the landing.

GARDENS

A truly impressive tiered garden, thoughtfully arranged across multiple levels to create a sense of space, privacy and endless potential. Each tier offers its own purpose, from areas ideal for outbuildings, a lawn, vegetable garden perfect for keen growers, tucked away seating areas provide private spots to relax and unwind, all beautifully framed by surrounding woodland that enhances the sense of seclusion. A spacious patio completes the setting, ideal for outdoor dining and entertaining.



EXTERNAL FRONT, GARAGE, WORKSHOP AND DRIVEWAY

A long driveway approaches the property, guiding to a private block paved drive allowing parking for multiple vehicles. An integral garage has an up and over door, power, light and a water tap. A separate access door leads into a useful workshop ideal for storage, hobbies or practical use and steps with a wrought iron balustrade rise to the front door. A nearby gate gives access to the gardens.

***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 Years
Start date - 01/11/1990
Years remaining - 964

ADDITIONAL COSTS:
Ground rent - £75 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

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 / Solar panels
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 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.

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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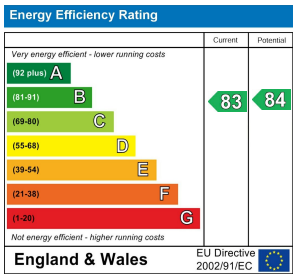

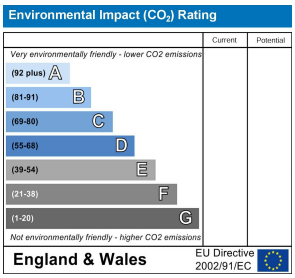

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