12 Far View Bank, Almondbury HD5 8EP

OFFERS AROUND
£320,000

SAT ON A GENEROUS PLOT WITH FANTASTIC FAR REACHING VIEWS FROM THE REAR, THIS 3/4 BEDROOM DETACHED DORMER BUNGALOW BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION THROUGHOUT, BEAUTIFULLY MAINTAINED GARDENS, ATTACHED DOUBLE GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALLWAY

You enter the property through a timber door with a side window into a spacious and welcoming entrance hallway with space for freestanding furniture. Laminate flooring flows underfoot and doors open to the living room, kitchen, reception room, bathroom, ground floor W.C and an understairs storage cupboard provides storage for household items. A staircase with a timber balustrade ascends to the first floor landing.

LIVING ROOM 12'10" max x 12'5" max

This well presented living room has a large window overlooking the front garden and offers ample space for furniture. A coal effect gas fire is set in a marble fireplace offering a lovely focal point to the room. Sliding doors open to the dining room and a door leads back through to the entrance hallway.

DINING ROOM 9'11" max x 9'6" max

Positioned to the rear of the property with beautiful a view over the garden and beyond. This room is currently used as a sitting room/snug area and has room for freestanding furniture. Sliding doors opens to the living room.

KITCHEN 9'6" apx x 9'1" apx

This light and airy breakfast kitchen has a range of wall and base units with tile splash backs, complementary roll top work surfaces and a stainless steel sink and drainer with mixer tap over. There is space for an electric oven with an extractor fan over, space for a freestanding fridge and plumbing for a dishwasher and a washing machine. A breakfast bar offers space for informal dining. Vinyl flooring flows underfoot and a window provides views over the garden and beyond. Doors open to the entrance hallway and an external door opens to the garden.

RECEPTION ROOM / BEDROOM FOUR 12'11" max x 11'0" max

Currently used as a formal dining room, this ground floor double bedroom offers plenty of room for freestanding furniture. A window allow natural light flow through the space whilst giving lovely views out to the garden. A door leads to the entrance hallway.

BATHROOM 7'11" max x 6'7" max

Located on the ground floor, the bathroom comprises of a bath with shower over and bifold glass screen and a pedestal hand wash basin. The room is partially tiled and has a fitted floor to ceiling storage cupboard ideal for towels and toiletries. There is a large obscure window and a door leads to the entrance hallway.

SEPERATE W.C 4'11" apx x 2'7" apx
Positioned off the entrance hallway, next to the bathroom is a separate W.C.

FIRST FLOOR LANDING

Quarter landing stairs with a timber balustrade ascend to the first floor landing which has a fantastic feature window and doors open to three bedrooms (one with an ensuite shower room).

BEDROOM ONE 14'3" max x 9'1" max

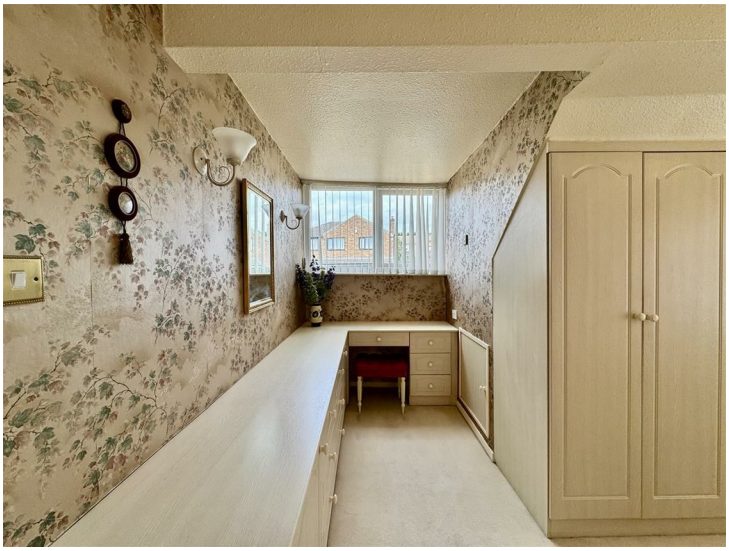
This beautifully presented double bedroom boasts a bank of fitted sliding wardrobes and space for freestanding bedroom items. A window overlooks the side of the property and a door opens to the ensuite shower room. A door leads on to the landing.

EN SUITE SHOWER ROOM 6'1" apx x 5'5" apx

Tucked away off bedroom one is the ensuite shower room, having a white suite which comprises of a shower cubicle, a pedestal hand wash basin and a low flush W.C. The room is partially tiled and has a side facing window.

BEDROOM TWO 14'11" max x 12'11" max

Flooded with natural light through the dual aspect windows, this tastefully decorated double bedroom benefits from fitted wardrobes and a wonderful dressing area with fitted drawers and a dressing table. A door leads on to the landing.



BEDROOM THREE / STUDY 8'7" max x 8'7" max

With fantastic far reaching panoramic views, this bright and good size single bedroom is currently used as a study, has space for freestanding furniture and a storage cupboard housing the water cylinder. A door leads on to the landing.

REAR GARDEN

The rear gardens are a particular highlight, featuring a raised patio seating area ideal for outdoor dining and stone steps descend onto a good-sized lawn with mature hedging and colourful borders, creating a lovely outdoor space for entertaining, relaxing and enjoying the impressive far-reaching outlook beyond.

VIEWS

EXTERNAL FRONT, GARAGE AND DRIVEWAY 22'11" x 13'10"

To the front is a generous lawned garden, complemented by established borders, together with a driveway providing ample off-road parking and access to the attached double garage. A pathway leads to the front door and to a timber gate which opens to the rear garden.

The attached garage has an electric up and over door, power, lighting, a storage room to the rear and separate access through a door from the rear garden.
Size - 22'11"max x 13'10" max

***MATERIAL INFORMATION**
TENURE:
FREEHOLD

ADDITIONAL COSTS:
None

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
None Known

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
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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

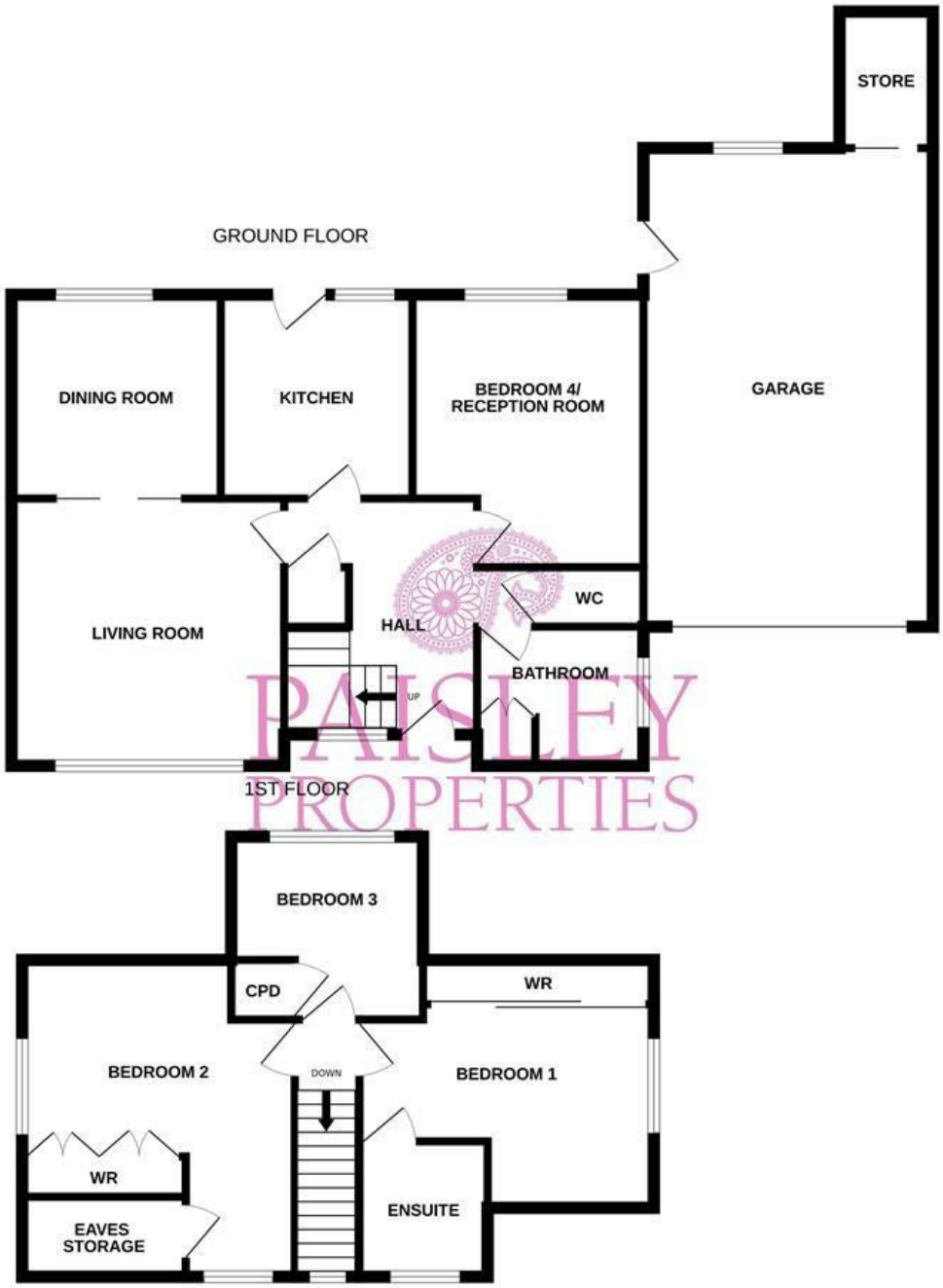
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.



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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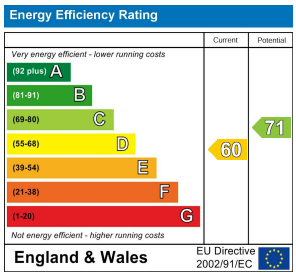

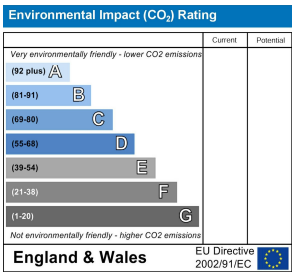

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