

67 Kaye Lane,  
Almondbury HD5 8XT

OFFERS AROUND  
£595,000



SAT ON A GENEROUS CORNER PLOT AND SURROUNDED BY MATURE GARDENS, IS THIS IMPRESSIVE FOUR BEDROOM FAMILY HOME BOASTING EXTREMELY SPACIOUS LIVING ACCOMMODATION WITH SCOPE TO IMPROVE, BEAUTIFUL FAR REACHING VIEWS, A LARGE DETACHED GARAGE AND A SWEEPING DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C

PAISLEY  
PROPERTIES

### **ENTRANCE VESTIBULE 9'7" max x 4'11" max**

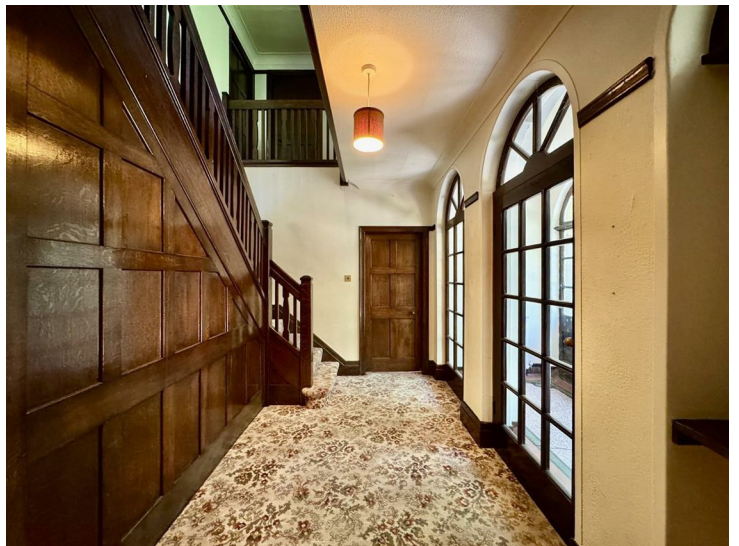
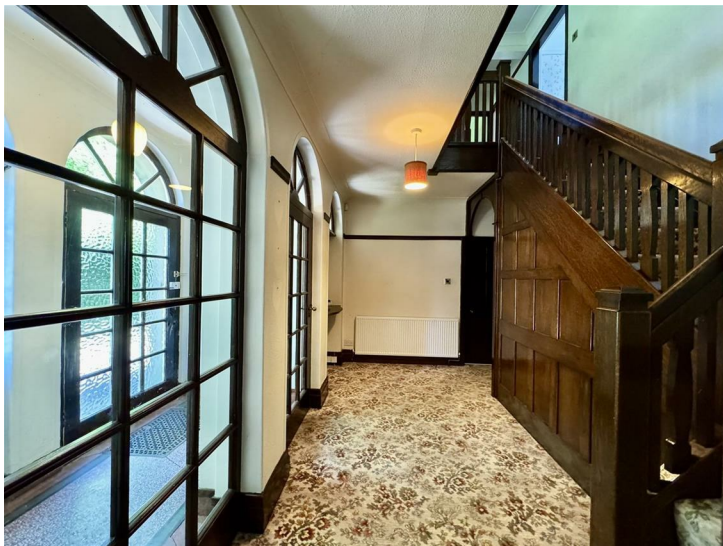


You enter the property through a timber and glazed door into a welcoming entrance vestibule which is flooded with natural light through the three arched windows. Original patterned concrete flooring flows underfoot and doors lead through to the cloak room and to the entrance hallway.

### **CLOAKROOM 4'4" max x 4'1"**

To the side of the entrance vestibule is this handy cloakroom, providing space to remove and store outdoor clothing.

### **ENTRANCE HALLWAY**



This impressive entrance hallway immediately sets the tone for the accommodation beyond. Panelled walls and an elegant panelled staircase create a wonderful sense of character, while the generous proportions provide ample space for statement furniture, allowing the area to be styled as an inviting reception space rather than simply a hallway. Three arched windows flood the space with natural light, an understairs cupboard provides storage and a staircase rises to a spacious galleried landing. Doors lead through to the living room, kitchen and dining room.

## **LIVING ROOM 22'1" max x 15'11" max**



A beautifully light and airy living room of generous proportions, enhanced by dual aspect windows and a patio door which opens to the rear garden. Having an open coal fire with a tiled hearth set in a timber fireplace offering a lovely focal point to the room, a window seat and ample space for living room furniture. A door leads through to the entrance hallway.

## **KITCHEN 14'5" max x 12'1" max**



The kitchen presents a wonderful opportunity to create the heart of the home. Fitted with a range of timber wall and base units, complementary worktops, tile splash backs and a composite sink with mixer tap over, the room also features a gas AGA, adding both character and warmth. There is an integrated microwave, space for a fridge freezer and plumbing for a dishwasher. Vinyl tile runs underfoot, a window over looks the driveway and doors lead through to the entrance hallway, morning room and the rear hallway.

### **DINING ROOM 16'0" max x 14'4" max**



This expansive, light-filled formal dining room has ample space for dining furniture and further freestanding furniture. A bay style window offers lovely views over the rear garden and a door leads through to the entrance hallway.

### **MORNING ROOM / STUDY / PLAYROOM 11'9" max x 7'7" max**

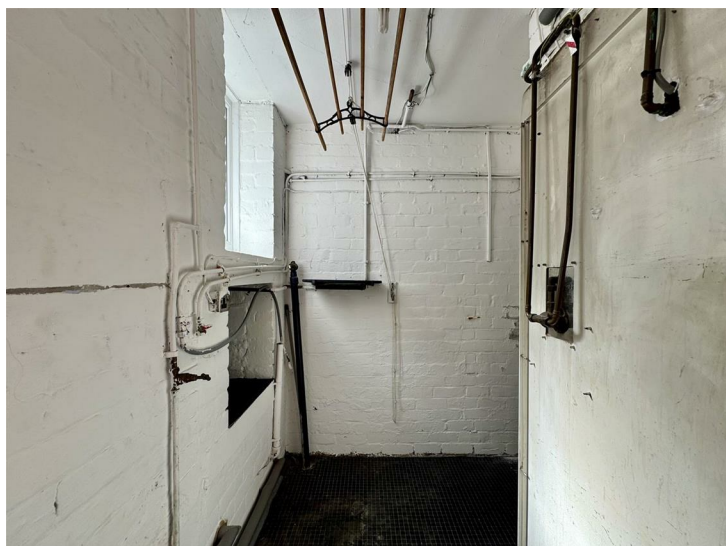
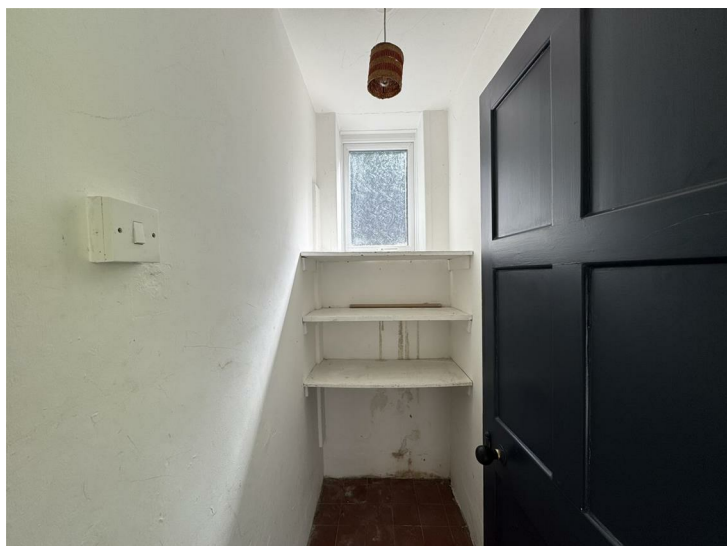


This versatile room is accessed from the kitchen and has a lovely view over the rear garden through its window. This room could lend itself to a morning room, study or playroom if required.

## REAR HALLWAY



Accessed from the kitchen, the rear hall has original tile underfoot, offers space to remove outdoor clothing and doors lead to the shower room, laundry room, pantry and an external door opens to the garden.



### **LAUNDRY ROOM 8'5" max x 5'8" max**

The laundry room has plumbing for a washing machine, space for a tumble dryer, houses meters, the controls for the air source heat pump and the solar panels. There is inset shelving and two side obscure windows. A door leads to the rear hallway.

### **SHOWER ROOM 5'1" max x 4'11" max**

Comprising of a shower cubicle, corner hand wash basin and a low level W.C. The room is fully tiled and has a front obscure window. A door leads through to the rear hallway.

### **PANTRY 5'8" max x 2'11" max**

A great space for storing household items, tile flooring flows underfoot, there is a rear obscure window and a door leads to the rear hallway.

## FIRST FLOOR LANDING



A staircase ascends to the spacious first floor galleried landing which benefits from fitted storage with hanging space, shelving and room for freestanding furniture. A large front window gives a view over the grounds and doors open to four bedrooms, the bathroom and a separate W.C

## BEDROOM ONE 16'1" max x 14'5" max



This generous size double bedroom has a lovely large window and is situated at the rear of the property enjoying elevated views of the garden and Farnley Line beyond. The room benefits from a hand wash basin and there is space to accommodate freestanding furniture. A door leads through to the landing.



**BEDROOM TWO 12'2" max x 12'1" max**



Again a sizeable double bedroom located to the rear of the property having pleasant far reaching views. The room has space for furniture, an integrated wardrobe and doors lead through to the dressing room and the first floor landing.

**DRESSING ROOM 11'9" max x 10'9" max**



**BEDROOM THREE 12'0" max x 11'5" max**



Located to the rear of the property is another great sized double bedroom with ample space for freestanding bedroom furniture, an integrated wardrobe and a vanity hand wash basin. A large window provides far reaching views and a door leads through to the landing.

#### **BEDROOM FOUR 8'8" max 8'7" max**



Located at the front of the property with a view over the gardens and driveway is this bright small double bedroom with room for freestanding furniture and a built in wardrobe. A door leads through to the landing.

#### **BATHROOM 9'6" max 6'11" max**



The family bathroom is fitted with a three-piece suite including a bath, a pedestal hand wash basin and a bidet. The room is fully tiled, has a fitted floor to ceiling storage cupboard, an obscure window and a door leads on to the landing.

**SEPERATE W.C 6'3" max x 2'11" max**



Handily placed, this room is fully tiled, has a low flush W.C and a front obscure glazed window. A door leads through to the landing.

**DETACHED GARAGE 19'7" max x 16'0" max**



Accessed via a sliding timber door with separate access is this impressive size garage which has power, light, fitted cabinetry and dual aspect windows. Ideal for vehicles or it could lend itself to an annexe with the relevant planning permissions, storage, a work shop, outdoor office, gym or a games room.

## GARDENS AND DRIVEWAY



The attractive stone façade, complete with striking arched entrance and sweeping driveway, creates an immediate sense of grandeur, while the generous plot provides ample outdoor space, a detached garage and extensive parking.

The property enjoys far-reaching views, providing a delightful backdrop to the generous lawned gardens, which offer excellent privacy and plenty of space for entertaining, family life or future landscaping. A raised patio offers a space for outdoor dining and there is an abundance of space for outbuildings if desired.





## **\*MATERIAL INFORMATION**

### TENURE:

Freehold

### LEASEHOLD:

STRIP OF GARDEN TO THE REAR OF THE PROPERTY

### ADDITIONAL COSTS:

Ground rent - £44 per annum

### COUNCIL AND COUNCIL TAX BAND:

Kirklees Band E

### PROPERTY CONSTRUCTION:

Stone

### 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 / Solar panels

Heating Source - Air source heat pump

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 - ALMONDBURY**

### **AGENT NOTES:**

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.

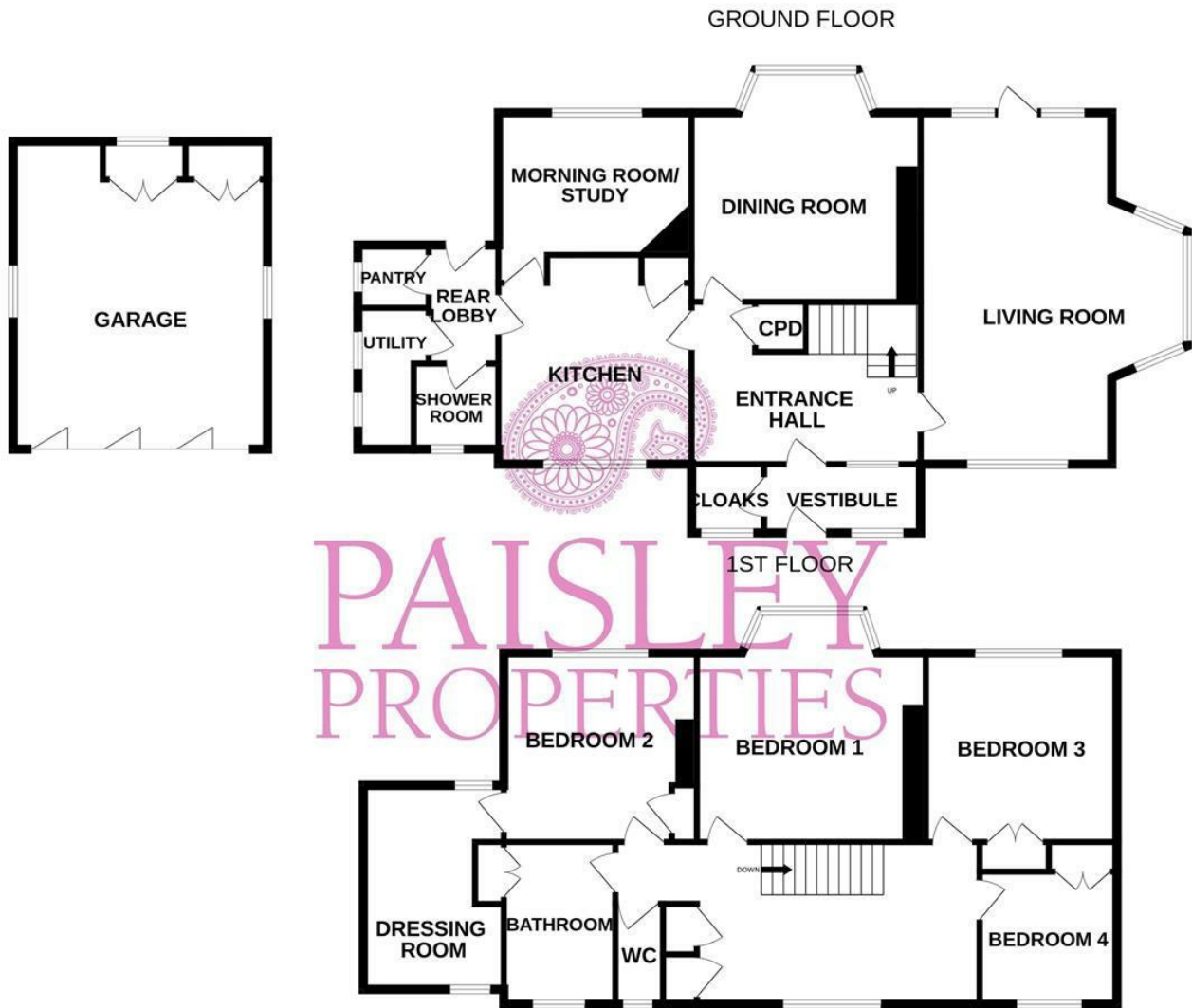
### **MORTGAGES**

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.

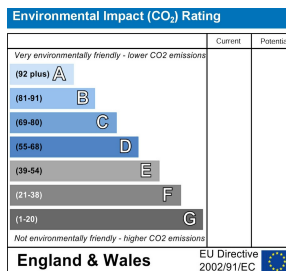
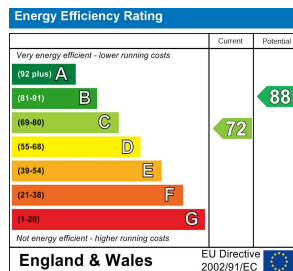
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **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.



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](http://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

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

**Meltham Office:**  
14 Station Street,  
Meltham,  
HD9 5QL  
t: 01484 260160

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