



BACKING ONTO WOODLAND, THIS FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS EXTREMELY SPACIOUS AND VERSATILE LIVING ACCOMMODATION OVER THREE FLOORS, AN IMPRESSIVE SIZE PATIO GARDEN, DRIVEWAY FOR MULTIPLE VEHICLES, DETACHED GARAGE AND AN INTEGRAL GARAGE WITH SCOPE FOR FURTHER DEVELOPMENT (STPP).

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

## ENTRANCE PORCH

You enter through a sliding door into this handy entrance porch which has space to store outdoor clothing and a door opens to the entrance hallway.

## ENTRANCE HALLWAY

You enter the property through a upvc door with stained glass side window into a welcoming hallway. A carpeted staircase ascends to the first floor landing and doors lead through to the lounge and kitchen.



## LOUNGE 14'6" apx x 13'3" max

This light and spacious room is nicely presented, has a feature timber fireplace housing a gas fire, ample space to accommodate free standing furniture and a large front facing window gives a lovely view over the front garden and street scene beyond. An opening leads through to the dining room and a door opens to the entrance hallway.



## DINING ROOM 9'11" apx x 8'5" apx

A great space for entertaining and having space for a dining table, chairs and freestanding furniture. An opening leads through to the lounge, a door leads through to the kitchen and sliding patio doors open to the balcony.



## BALCONY

Accessed from the dining room this lovely balcony has wrought iron railings and provides a peaceful place to sit out and enjoy the pleasant views over the rear patio and woodland beyond.



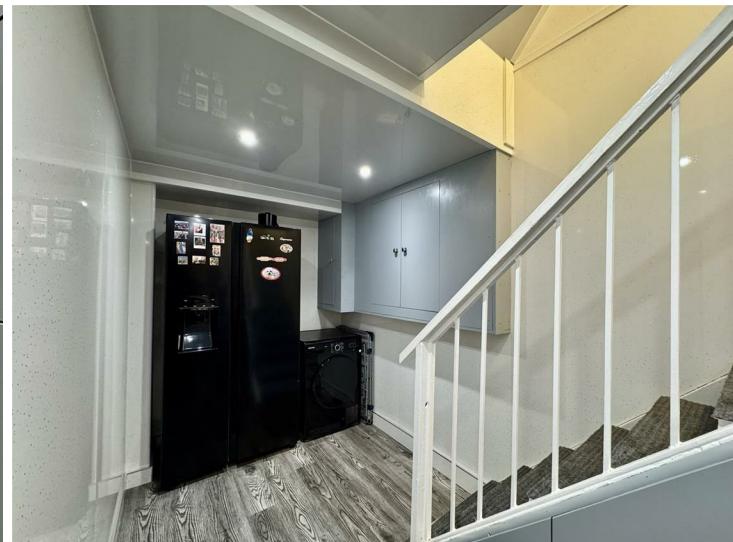
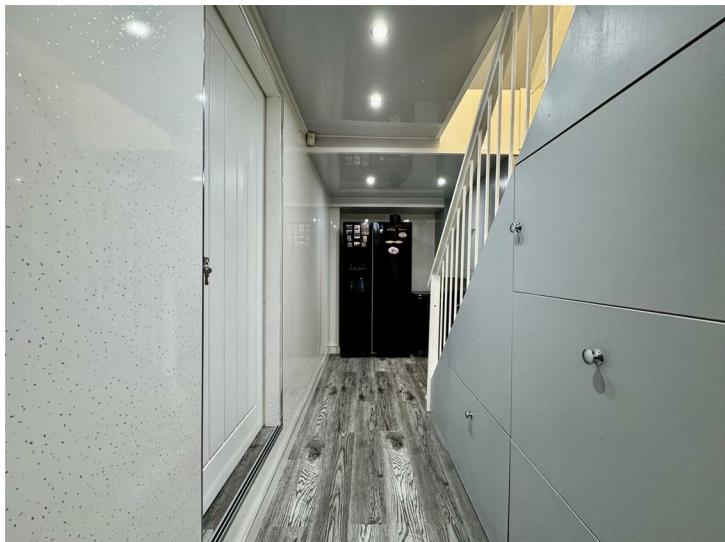
## KITCHEN 10'1" max x 9'5" max

Located to the rear of the property is this attractive kitchen which has cream wall and base units, contrasting worktops with mosaic tile splashbacks and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor above, a fridge and a fitted dishwasher. Two windows look out to the rear garden and woodland beyond, vinyl flooring flows underfoot and doors lead through to the dining room, entrance hallway and steps descend to the lower floor.



### **UTILITY ROOM / GARDEN KITCHEN 22'9" max x 9'3" max**

This stylish and recently fitted utility room houses the boiler and provides a versatile space, a kitchen area with white gloss units, a contrasting work surface and a stainless steel sink with mixer tap over. There is plumbing for a washing machine, ample space for an extra fridge freezer, tumble dryer and useful pull out storage under the stairs. The space is fully splash boarded, has laminate flooring underfoot and spotlighting to the ceiling. A door opens to the W.C, an external door opens to the garden and stairs ascend to the kitchen.



### **W.C 5'1" apx x 2'11" apx**

Conveniently accessed from the utility room is a cloakroom with low level W.C, spotlights to the ceiling and vinyl flooring underfoot.



## **FIRST FLOOR LANDING**

From the entrance hallway a staircase ascends to the first floor landing with a hatch giving access to a part boarded loft and doors lead through to the three double bedrooms and the house shower room.

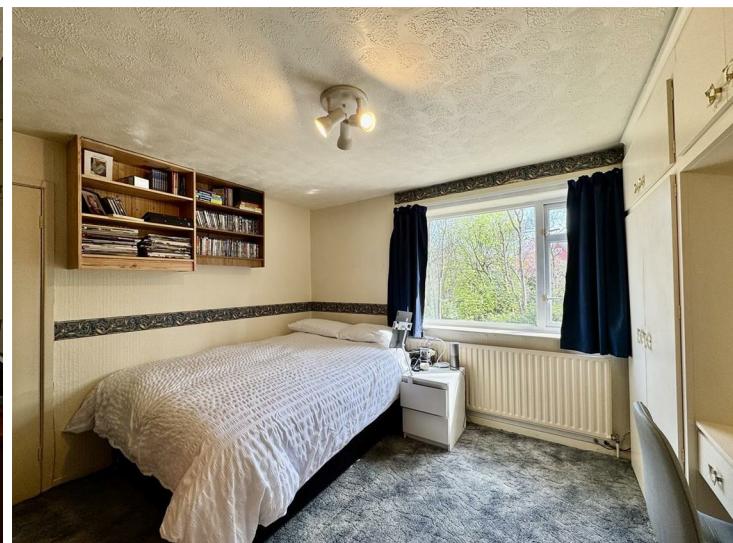
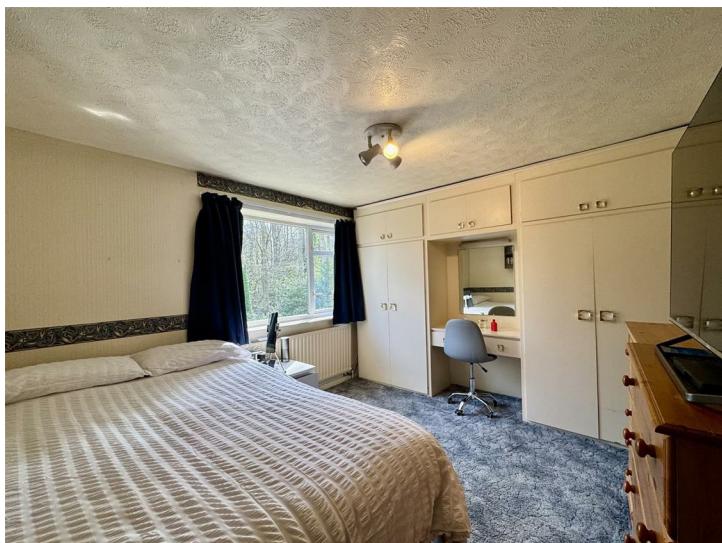
## **BEDROOM ONE 10'8" apx x 12'5" apx**

This superb double bedroom is positioned at the front of the property and looks over the street below. There is ample room for freestanding furniture, fitted wardrobes and overhead storage and a doorway leads to the first floor landing.



### **BEDROOM TWO 12'3" apx x 10'7" apx**

Located to the rear of the property, this generous double bedroom has space for freestanding furniture, fitted wardrobes, overhead storage and a dressing table. A large window gives a pleasant view of the garden, woodland beyond and a door leads to the first floor landing.



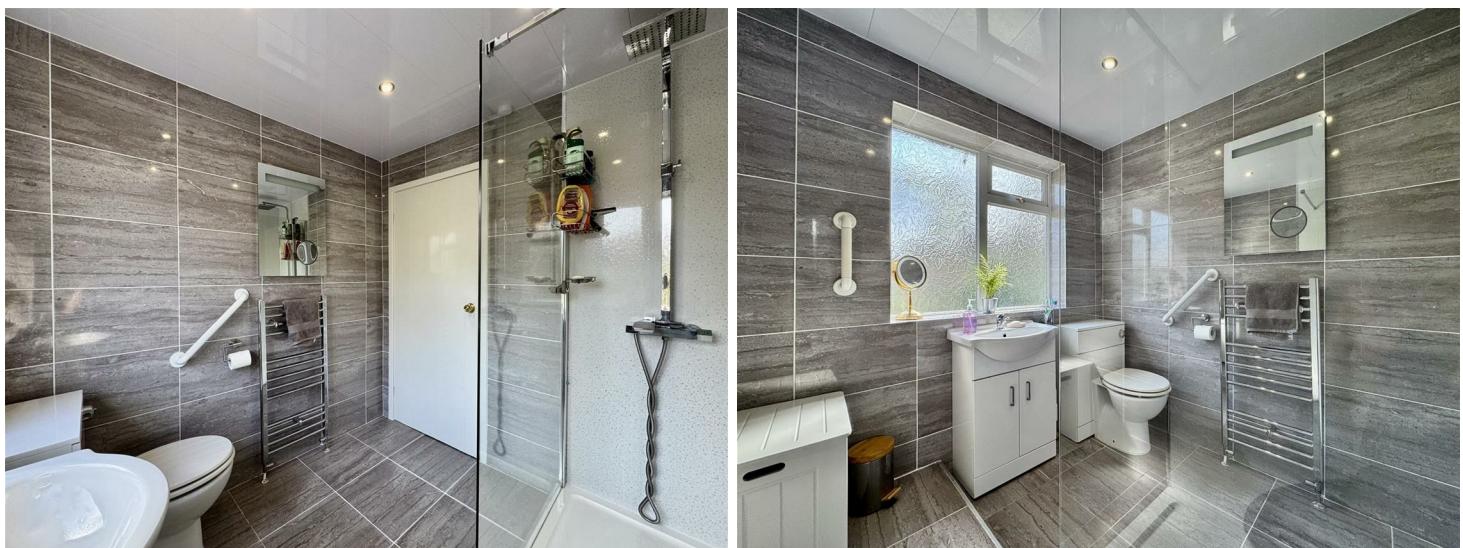
### **BEDROOM THREE 8'11" apx x 8'11" apx**

A bright double bedroom located to the front of the property with bulk head shelving, views over the front garden, street scene and a door leads to the first floor landing.



### **SHOWER ROOM 7'4" apx x 7'0" apx**

This contemporary shower room is fitted with a three-piece white suite, including a double walk in waterfall shower with glass screen, vanity hand wash basin with mixer tap, a low level W.C and a chrome heated towel rail. The room is fully tiled and splash boarded with complimentary tiled flooring underfoot, ceiling with spotlights, a rear obscure window allows light to flow through and a door leads to the first floor landing.



## REAR GARDEN

Backing onto woodland, this impressive size patio area provides a huge amount of space for outdoor dining, plenty room for garden furniture and outbuildings if required. A double timber gate opens to the driveway.



## **INTEGRAL GARAGE 32'8" x 13'4"**

Oozing with potential to create extra living space with relevant planning, the integral garage is a good size and could easily be transformed into a separate living space for family, extra bedrooms, home office, a games room or a gym if desired.

Integral Garage - 32 ft 8 max x 13 ft 4 max



## **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

To the front of the property is a well maintained and fence enclosed artificial lawn garden with colourful flower bed borders and space for pots and planters.

A driveway runs down the side of the property and has parking for multiple vehicles which then leads to the detached garage which has power, light and an electric up and over door.

Detached Garage - 21ft 7 max x 12 ft 2 max





**\*MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Integral Garage / Detached Garage / Driveway

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**

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.

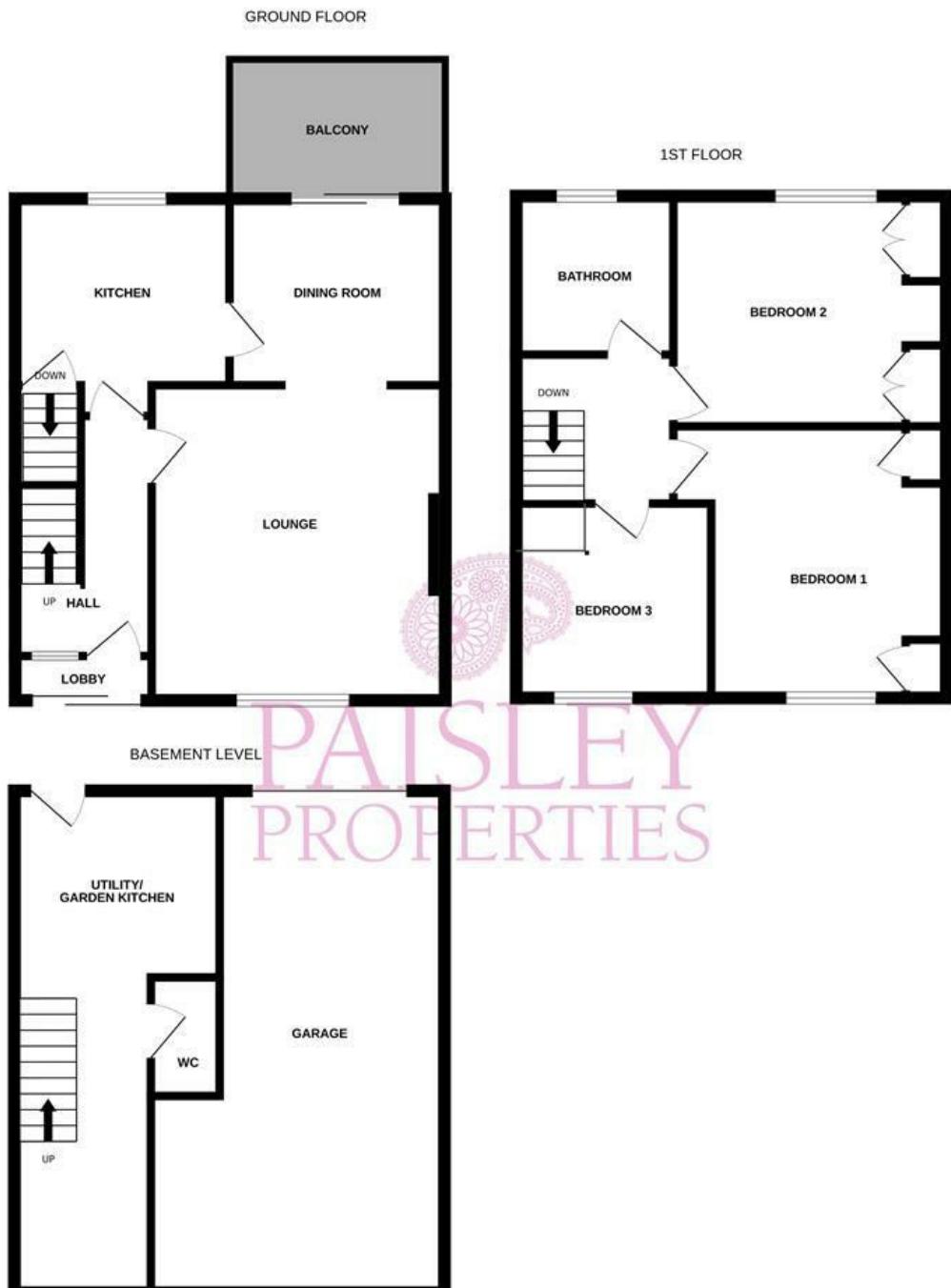
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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.

Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

[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

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

PAISLEY  
PROPERTIES