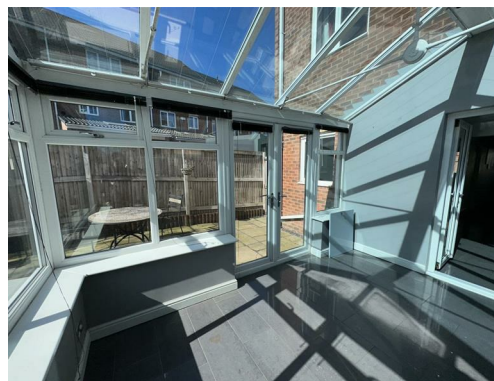
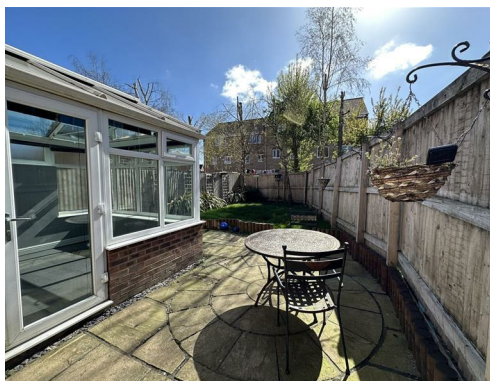


2 Aspen Close,  
Gomersal BD19 4NY

OFFERS AROUND  
£280,000



**\*\*NO VENDOR CHAIN INVOLVED\*\* THIS CHARMING 4 BEDROOM END TERRACE HOUSE BOASTS LARGE INTERIOR SPACES, A WELL MAINTAINED FRONT AND BACK GARDEN AND ON DRIVEWAY PARKING.**

**FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C.**

PAISLEY  
PROPERTIES

## HALLWAY

You enter the property through the front door into this welcoming entrance hall with tiled flooring, understairs cupboard and wall mounted radiator. A carpeted staircase takes you to the first floor and there are internal doors to the WC and two to the living kitchen diner



## WC

Located at the front of the property and off of the hallway, this useful room has a pedestal wash basin with mixer tap, low level WC, tiled flooring and extractor fan. An internal door leads to the hallway.



### **LIVING KITCHEN DINER 27'10" mx x 16'8" max**

Spectacular space, enhanced by the garage conversion and that area included in the overall space. This expanse has a variety of different layouts and uses with the kitchen having matching wall and base units, complimentary rolled worktops with inset circular sink and drainer with mixer tap and tiled splashbacks. Integral appliances come in the form of an electric oven and separate grill, five ring gas hob and extractor hood over, new washing machine and dishwasher with space for an American style fridge freezer. There is plenty of room for a dining table in addition to lounge furniture, there is a double glazed window overlooking to the garden and double glazed window to the front giving extra natural light. There is tiled flooring which cover the whole of the ground floor and wall mounted radiators. There is a storage cupboard and internal doors leads to the hallway and French doors lead to the conservatory.





### **CONSERVATORY 11'8" x 9'10"**

Functional additional space and plenty of natural light brought in by the double glazing. There is electric heating, a glass roof and tiled flooring. French doors lead to the garden and another set leading to the living/kitchen diner.



### **LANDING**

A carpet staircase ascends from the hallway to the first floor landing with carpet flooring, wall lights and internal doors to the two double bedrooms and house bathroom.



### **BEDROOM THREE 16'10" x 10'3"**

First of the double bedrooms and very generous in size. Situated at the front of the property there is plenty of natural light via the two double glazed window to the front, there is carpet flooring, inset ceiling spotlights and wall lights. An internal door leads to the landing.



#### **BEDROOM FOUR 16'10" x 9'10"**

Another generous double bedroom, formed by making two previous bedrooms into one impressive one. There are two double glazed windows flooding the room with light and overlooking the garden. There is laminate flooring, two wall mounted radiators, door leads to the landing.



#### **BATHROOM 6'9" x 5'6"**

Modern house bathroom having a three piece suite in white consisting of a panel bath with mixer taps and shower attachment, pedestal wash basin with mixer tap and low level WC. There is tiling to splash areas, a tiled floor and an extractor fan. An internal door leads to the landing.



## **SECOND FLOOR LANDING**

Stairs ascend from the first floor landing to the second floor landing having carpet flooring and cupboard housing the boiler. Internal doors lead to the first and second bedrooms.

## **BEDROOM ONE 16'10" x 10'3"**

Excellent size master bedroom, situated at the front of the property with natural light brought in via the double glazed windows. There is a good range of fitted bedroom furniture with a bank of wardrobes to one wall having mirrored doors in addition to space for free standing furniture. There is carpet flooring, a wall mounted radiator and internal doors lead to the en suite and landing.

## **EN SUITE 6'9" x 6'3" max**

Having a three piece suite in white consisting of a double shower enclosure with power shower, pedestal wash basin with mixer tap and low level WC, There is a tiled floor, tiling to splash areas, a wall mounted radiator and an extractor fan. An internal door leads to the landing.



**BEDROOM TWO 16'10" x 9'10"**

Last of the double bedrooms and equally impressive in size. Located at the rear of the property, natural light brought in via the double glazed windows which also provides views of the garden. There is carpet flooring and an excellent range of fitted wardrobes covering one wall. There is a wall mounted radiator and an internal door leading to the landing.



**EXTERNALLY**

A driveway to the front gives off road parking for two cars and there is a lawn area which could add to the parking options if required. There is also a garden shed and a secure side gate leads to the rear garden, consisting of patio and lawn, enclosed by timber fence.



**NOTE**

Please note this property is owned by a member of the Paisley Team.

**~ Material Information ~**

COUNCIL AND COUNCIL TAX BAND:  
Bradford Band C

PROPERTY CONSTRUCTION:  
Brick and block

PARKING:  
Driveway for 2 cars

RIGHTS AND RESTRICTIONS:  
None

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 - FTTP Up to 1000 Mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendors 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.

**~ 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.

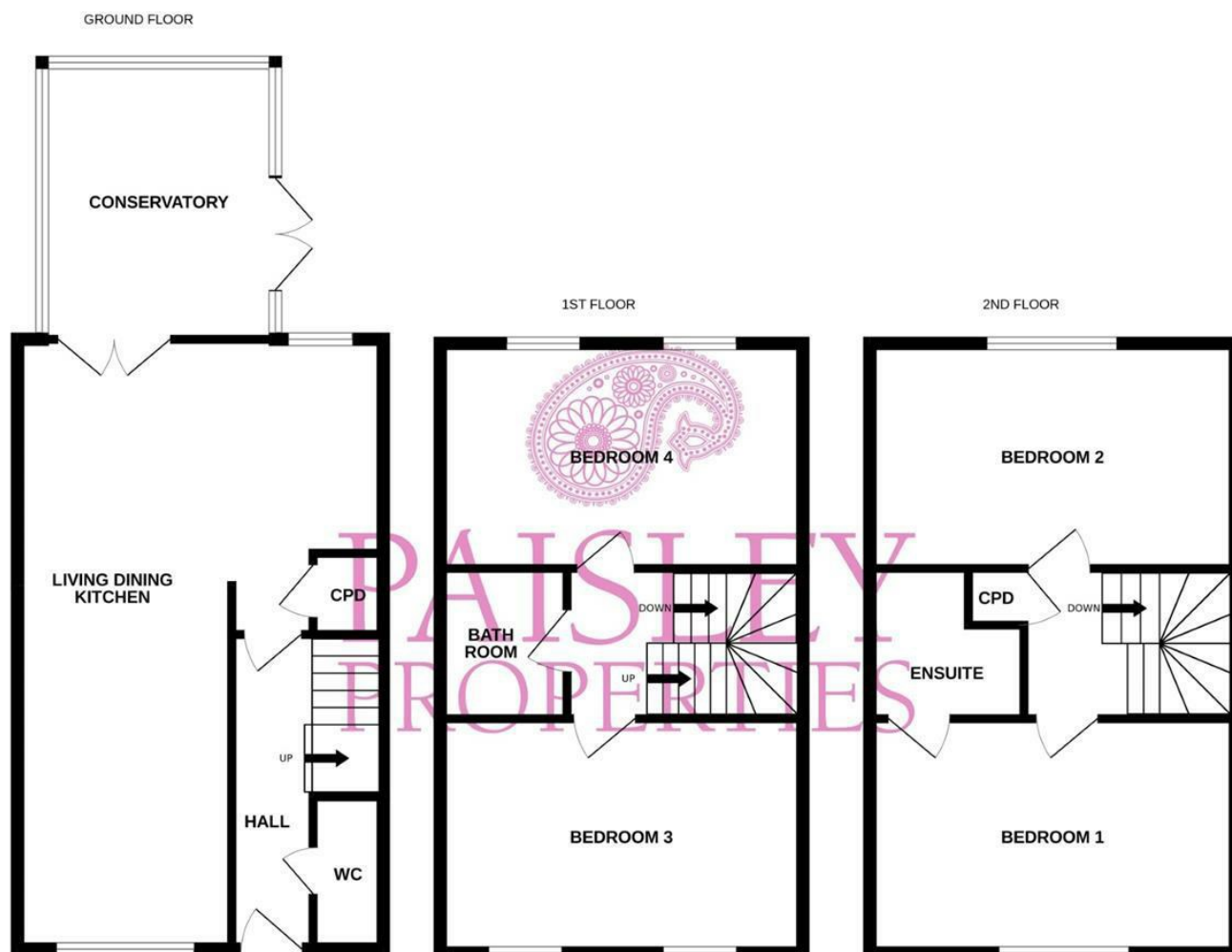
### **~ Paisley Mortgages ~**

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. \*

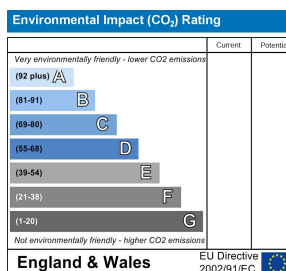
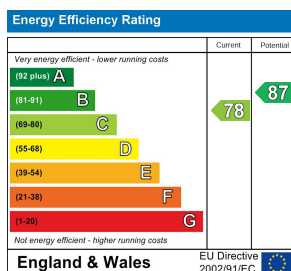
### **~ Paisley Surveyors ~**

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.

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**PAISLEY**  
PROPERTIES