14 Far View Bank, Almondbury HD5 8EP

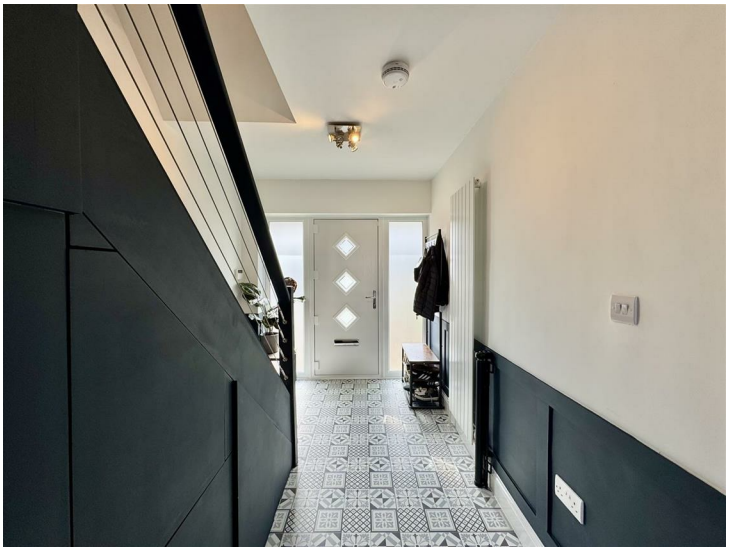
OFFERS AROUND
£375,000

A BEAUTIFULLY PRESENTED AND "MOVE IN READY" FOUR BEDROOM DETACHED FAMILY HOME BOASTING SPACIOUS AND VERSATILE LIVING ACCOMMODATION, A LARGE REAR GARDEN WITH FANTASTIC FAR REACHING VIEWS, DRIVEWAY AND AN INTEGRAL GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALLWAY



You enter the property through a recently fitted composite door with obscure side glazing into this spacious and welcoming entrance hallway with attractive laminate tile flooring underfoot. There is space to remove and store outdoor coats and shoes, a handy understairs cupboard, push storage, a quirky pet space and a beautiful panelled staircase ascends to the first floor landing. Doors lead through to the living room and the dining kitchen.

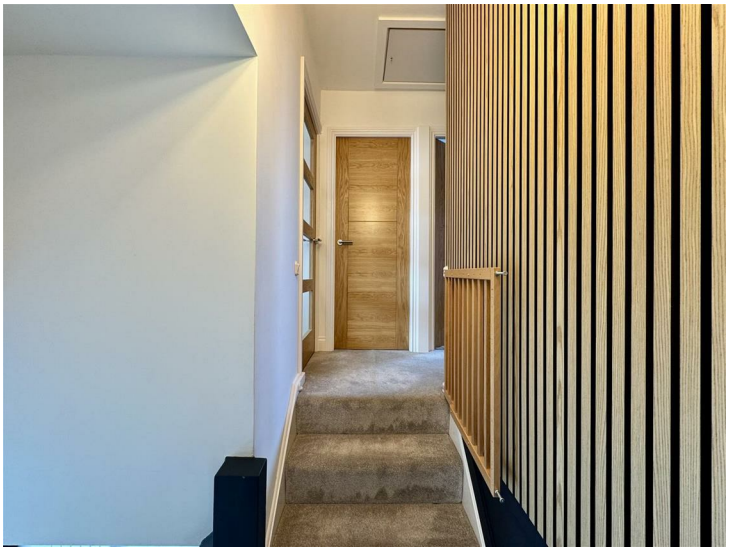
LIVING ROOM 14′10″ max x 13′9″ max

Positioned to the front of the property is this well proportioned reception room boasting a large window that allows natural light to flood the room. Decorated tastefully this room has ample space for living room furniture, two alcoves with spotlighting and the focal point being an inset electric, log effect flame fire with an ingress to house a 55 inch television. A door leads back through to the entrance hallway.

DINING KITCHEN 21′7″ max x 9′6″ max

Spanning the rear of the property is this stylish and open plan dining kitchen which really is the heart of the home, boasting great entertaining space and recently fitted with a range of navy wall and base units with contrasting Quartz work surfaces and a composite sink with mixer tap over. Integrated appliances include a four ring induction hob, an electric double oven with grill, washing machine, dishwasher and a wine cooler. There is space for extra freestanding furniture and a dining table and chairs if desired. Spotlights adorn the ceiling and Amtico flooring underfoot completes the look. A rear facing window gives pleasant far reaching views over the garden and countryside beyond and French doors open to the rear garden. Internal doors leads to the entrance hallway and the garage.

FIRST FLOOR LANDING



A staircase with ascends from the entrance hallway to a landing with a feature acoustic panelled wall and a door opens to bedroom three, a set of stairs ascend to the other three bedrooms and the family bathroom. An ingress provides space for a dressing area and a hatch with a pull down ladder gives access to a partially boarded loft.

BEDROOM ONE 12′11″ max x 12′9″ max

This generous double bedroom boasts a feature panelled wall and is located to the front of the property. A large window floods the room with natural light and offers a view over the pleasant street scene below. There is ample space for freestanding bedroom furniture and a door opens to the landing.

BEDROOM TWO 12′9″ max x 9′9″ max

This superb size double bedroom has a feature panelled wall and is positioned at the rear of the property with fantastic far reaching views over to Emley Moor Mast and surrounding countryside. The room is nicely decorated and has ample room for freestanding bedroom furniture. A door opens to the landing.

BEDROOM THREE 13′1″ max x 8′11″ max

A beautifully presented double bedroom with feature panelling, space for bedroom furniture and a side window. A sliding door opens to a walk in wardrobe which has plumbing in place to create an ensuite if desired.

BEDROOM FOUR 9′10″ max x 8′6″ max

A bright and neutrally decorated bedroom positioned at the front of the property with views over the street scene below, good size bulk head shelving and a door leads to the landing.

BATHROOM 8′5″ max x 6′9″ max

This attractive house bathroom has a white three piece suite which comprises of a bath with waterfall shower over and glass screen, low flush W.C and a large vanity hand wash basin with mixer tap over. The room is fully tiled, has a chrome towel radiator, fitted cabinetry and two obscure rear windows allow light to flood through. Complimentary heated tile flooring flows underfoot, spotlights adorn the ceiling and a door leads to the landing.

REAR GARDEN

Accessed by a timber gate from the front of the property, the dining kitchen French doors and the garage is this great size, tiered garden having a large gravelled and paved patio ideal for outdoor dining and entertaining and enclosed by hedging and wonderful glass balustrades which enjoy elevated views over the large enclosed lawn below and the commanding countryside views beyond. There is ample room for garden furniture and is perfect for a growing family and for pets.

VIEWS FROM THE REAR

EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front is a well maintained lawned garden, complemented by established borders. A driveway provides parking for two vehicles and allows access to the integral garage. A pathway leads to the front door and to a timber gate opens to the rear garden.

The integral garage is insulated and offers potential to extend subject to relevant planning permissions. Having an electric sectional up and over door, power, lighting, fitted units, a rear obscure window, access to the dining kitchen and a security door opens to the rear garden.
Size - 17ft11 x 9ft1

***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

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

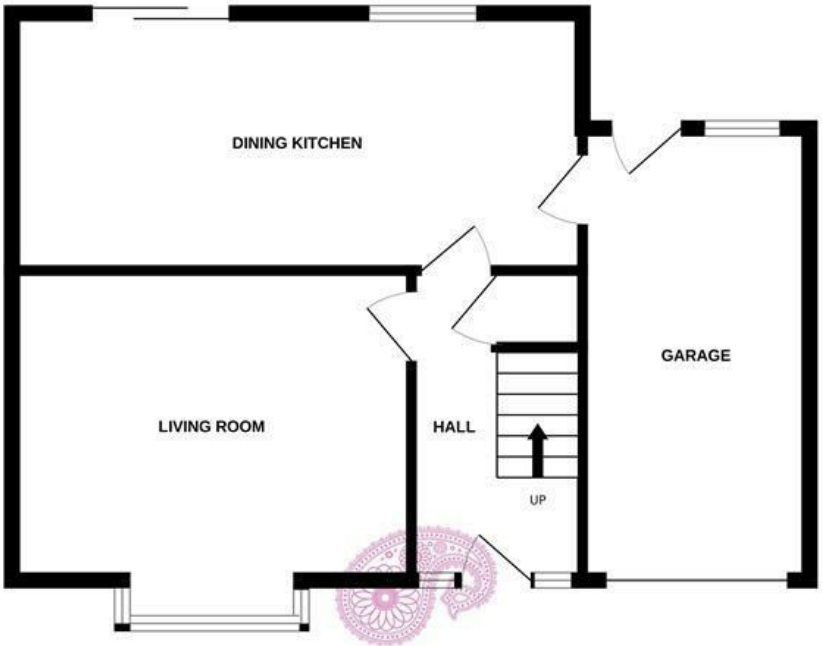
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

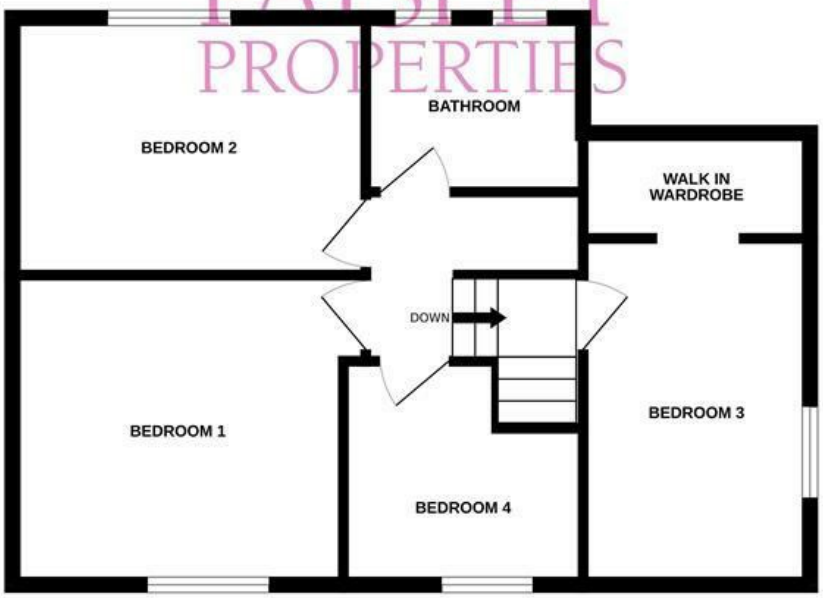
PAISLEY PROPERTIES

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.

GROUND FLOOR



1ST FLOOR



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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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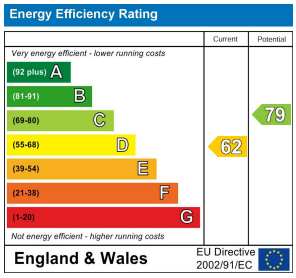

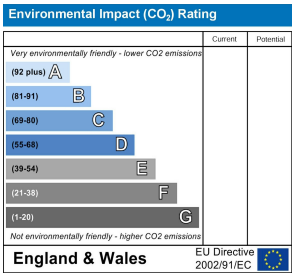

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