67 Benomley Crescent, Almondbury HD5 8LT

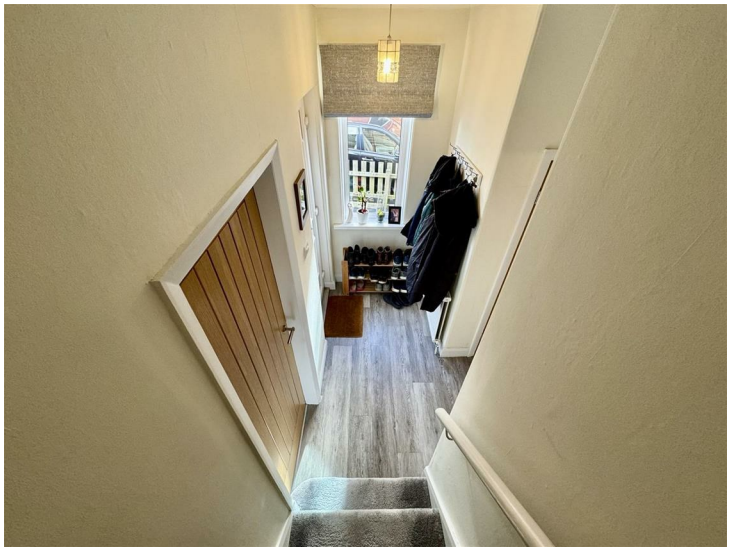
OFFERS AROUND
£295,000

EXTENDED TO THE REAR AND IMMACULATELY PRESENTED THROUGHOUT, THIS LOVELY THREE / FOUR BEDROOM SEMI DETACHED PROPERTY BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, LOVINGLY LANDSCAPED GARDENS, DETACHED GARAGE AND AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter through a Upvc door into the welcoming entrance hallway with laminate flooring underfoot. A side facing window allows light to flow through the space and doors lead through to the living room, ground floor W.C, dining room and the living kitchen. A staircase with a timber balustrade ascends to the first floor landing.

LIVING KITCHEN 16′11″ max x 16′8″ max

Spanning the rear of the property this extended and dual aspect room is flooded with natural light through the two Velux windows. Offering great entertainment space, this recently fitted kitchen has a range of grey wall and base units with complementary work surfaces, matching upstands and an inset moulded resin sink with mixer tap over. There are integrated appliances including a double electric oven with grill, microwave oven, dishwasher, washing machine and a tumble dryer. A central island with storage houses a four ring induction hob and provides informal dining. The living area has space for freestanding furniture and lovely views over the rear garden through its patio doors. Spotlighting to the ceiling and LVT flooring underfoot completes the look. An arch opens to the dining room, a door leads back through to the entrance hall and an external door opens out to the rear of the property.

DINING ROOM 14′9″ max x 10′2″ max

This charming formal dining room has plenty of space for a table, chairs, further freestanding furniture and has an inset decorative fireplace with a tile hearth which gives a lovely focal point to the room. There is laminate underfoot and a handy understairs storage cupboard. A door leads to the hallway and an arch opens to the living kitchen.

LIVING ROOM 12′4″ max x 11′7″ max

This nicely presented and generous size reception room is the perfect place to relax in the evening. The room space for freestanding furniture and a coal effect gas fire housed in a stone effect fireplace with a black granite hearth. A large bay style window gives a view of the front drive and the street scene beyond. A door opens to the hallway.

GROUND FLOOR W.C 2′8″ max x 2′7″ max

Conveniently placed, this fully tiled ground floor W.C has a wall hung hand wash basin, a low level toilet, an obscure side facing window and laminate flooring underfoot.

FIRST FLOOR LANDING
Stairs ascend from the entrance hallway to the split first floor landing. Doors lead to three bedrooms, the house shower room and a spiral staircase gives access to the loft room.

BEDROOM ONE 12′5″ max x 11′10″ max

This tastefully decorated double bedroom overlooks the street scene below through its bay style window and has ample space for freestanding furniture, laminate underfoot and a door leads to the landing.

BEDROOM TWO 11′1″ max x 8′7″ max

Another neutrally decorated double bedroom with space for freestanding bedroom furniture and laminate underfoot. A window overlooks the rear garden and rooftop views beyond and a door leads to the landing.

BEDROOM THREE 8′5″ max x 5′4″ max

A bright single bedroom, currently used as a home office and having space for furniture. A door leads to the landing.

SHOWER ROOM 8′6″ max x 5′8″ max

This attractive house shower room has a white three piece suite which comprises of a corner shower and curved glass screen, low flush W.C, a pedestal hand wash basin with mixer tap over, a chrome towel radiator and space for freestanding storage. The room is fully tiled and an obscure rear window allows light to flood through. Complimentary tile flooring flows underfoot and a door leads to the landing.

LOFT ROOM 14′11″ max x 10′5″ max

Accessed by a spiral staircase from the first floor landing, this versatile loft room could be used as an occasional bedroom, home office, games room or child's playroom. There is a Velux window offering lovely roof top views, space for furniture and ample under eaves storage.

REAR GARDEN

Great for entertaining and for family gatherings, this good size and lovingly landscaped garden can be accessed through from the driveway and out through the living kitchen. The garden offers a range of spaces to enjoy which includes raised decking with spotlighting and ample room for garden furniture and to the bottom of the garden is a well maintained lawn with space for a timber outbuilding with electric if desired. The garden also benefits from an outside tap and electric sockets.

EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a recently tarmacked driveway for multiple vehicles and space for a motorhome if required.

To the side is a detached single garage with power, light and an electric door.

***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 C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

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.

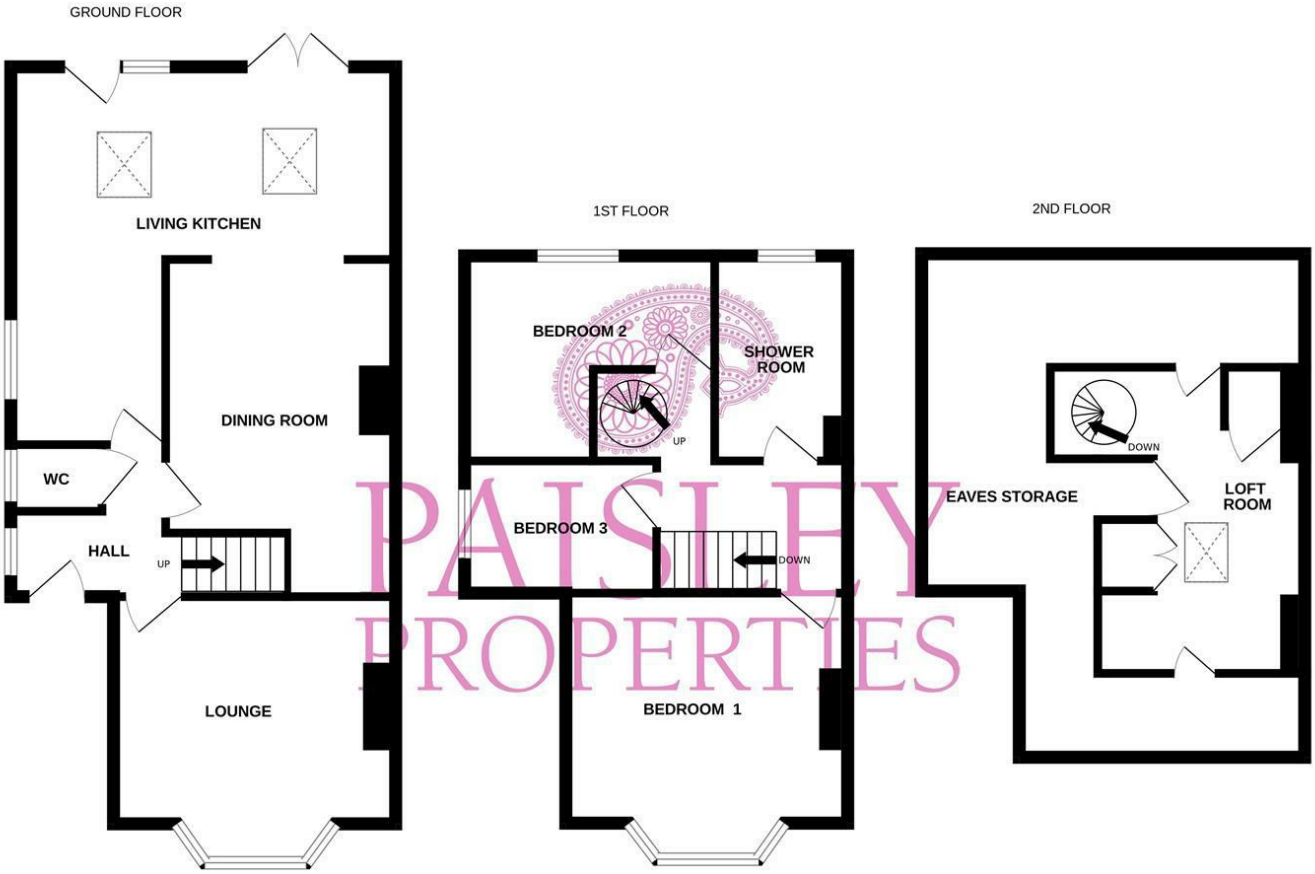
AGENT NOTES

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.



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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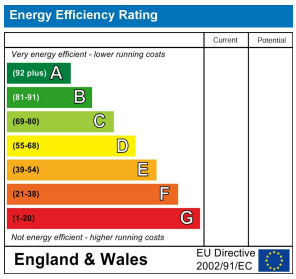

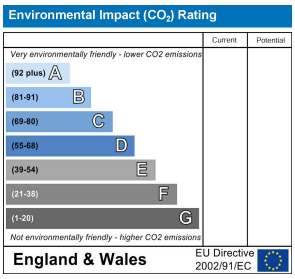

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