

2 Rosemeade Court,
Almondbury HD5 8FA

£440,995



IMMACULately PRESENTED THROUGHOUT, THIS "MOVE IN READY" FOUR BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION OVER THREE LEVELS, BEAUTIFULLY LANDSCAPED GARDENS, LOVELY FAR REACHING VIEWS, INTEGRAL GARAGE AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a composite door with an obscure side window into a welcoming and spacious entrance hallway with attractive tile flooring underfoot and a side window allowing light to flow through the space. Offering plenty of space for removing outdoor clothing and space to accommodate free standing furniture if required. Doors lead through to the living room, ground floor W.C and to the garage. Staircases with timber balustrades ascend to the first floor landing and another descends to the lower hallway.

LIVING ROOM 20'11" apx x 10'10" apx



This well presented reception room has fantastic far reaching views from its dual aspect windows. This generous size reception room creates a welcoming and versatile setting, ideal for both relaxing and entertaining. A door leads through to the hallway.



GROUND FLOOR W.C 9'2" apx x 3'6" apx



Conveniently placed, the ground floor W.C is fitted with a vanity hand wash basin with mixer tap and a low level W.C. There are spotlights to the ceiling, attractive tile underfoot, a side obscure window and a door leads through to the hallway.

LOWER HALL

Stairs descend to the lower hallway and doors lead through to the open plan living dining kitchen and the utility room.

OPEN PLAN LIVING DINING KITCHEN 32'2" max x 20'8" max



This impressive room really is the heart of the home, making it ideal for modern family life. The kitchen area is fitted with a range of grey shaker style wall and base units, contrasting work tops with matching upstands and a stainless steel sink with mixer tap over. Integrated appliances include an electric double oven, five ring gas hob with extractor over, fridge freezer and a dishwasher. Porcelain tile runs underfoot and a fantastic breakfast peninsula with storage separates the space and provides room for informal dining. There is plenty of room for a family dining table and chairs and a great size living area with ample space for living room furniture. Dual aspect windows and French doors flood the room with natural light. Spotlights and stylish downlighting complete the room. Doors lead through to an understairs storage cupboard ideal for household items and through to the lower hallway.





UTILITY ROOM 7'4" apx x 5'3" apx



The utility room is fitted with pale grey shaker style wall and base units, a stainless steel sink with mixer tap, contrasting work surfaces with matching upstands, space for a tumble dryer and plumbing for a washing machine. There is porcelain tile underfoot and a door opens to the lower hall.

FIRSTFLOOR LANDING



Stairs with a timber balustrade ascend from the entrance hallway to the first floor landing which has a side window, two handy storage cupboards and doors lead through to four bedrooms (one with an ensuite shower room) and the house bathroom. A ceiling hatch provides access to the loft space.

BEDROOM ONE 15'8" max x 13'0" max



This tastefully decorated bedroom is positioned to the front of the property and benefits from a bank of fitted sliding glazed wardrobes. There is space for bedroom furniture and a doors lead through to the ensuite shower room and the landing.

EN SUITE SHOWER ROOM 9'4" apx x 4'2" apx



This attractive ensuite is partially tiled and fitted with a double waterfall shower with a sliding glass screen, a low level W.C, vanity hand wash basin with mixer tap over, chrome heated towel radiator, complementary tile flooring underfoot and a door leads through to bedroom one.

BEDROOM TWO 13'1" apx x 10'9" apx



This superb double bedroom is positioned at the rear of the property with pleasant far reaching views. There is room for freestanding furniture and a door leads to the landing.

BEDROOM THREE 10'10" apx x 7'6" apx



Beautifully decorated and positioned to the rear of the property with lovely views through the dual aspect windows is another good size double bedroom with space for freestanding furniture and a door leads to the landing.

BEDROOM FOUR 9'4" apx x 7'5" apx

Currently used as a dressing room and located at the front of the property, this light and airy bedroom has views over fields and the street scene below, provides room for bedroom furniture and a door leads through to the landing.

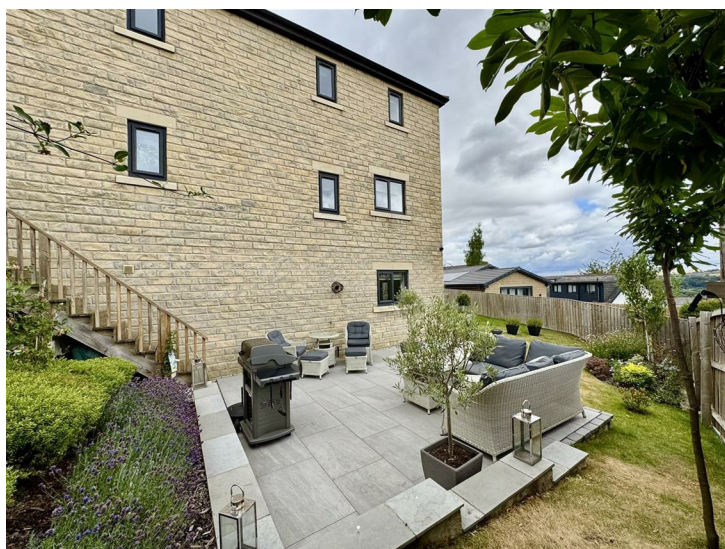
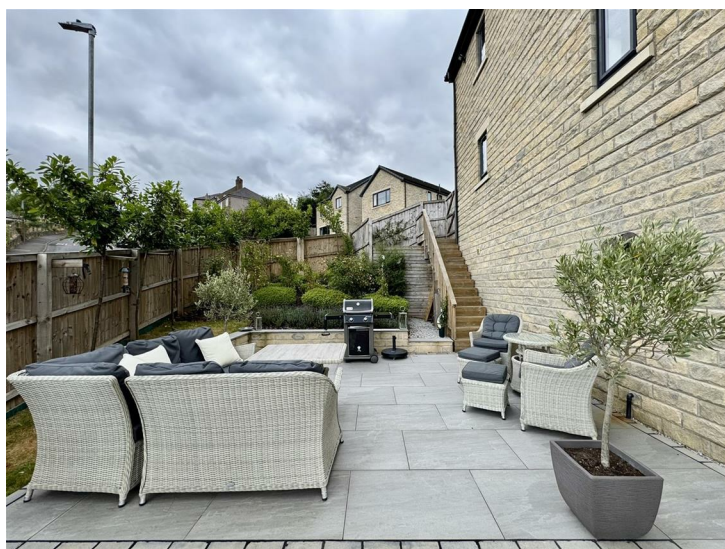
BATHROOM 9'4" apx x 5'5" apx

This stylish house bathroom comprises of a bath with a shower over and glass screen, a large vanity hand wash basin, a low level W.C and a chrome towel radiator. The walls are partially tiled and have complementary tile underfoot, spotlights adorn the ceiling, there is a side obscure window and a door leads to the landing.

GARDENS



Externally, the home continues to impress with superbly landscaped gardens designed for both relaxation and entertaining, featuring two attractive patio seating areas with ample space for garden furniture and beautifully maintained lawns with colourful flower bed borders. Whether enjoying a morning coffee or hosting family and friends, the outdoor space provides a wonderful extension of the home. Timber steps ascend to driveway.



EXTERNAL FRONT, GARAGE AND DRIVEWAY



Boasting a neatly maintained frontage well maintained hedging, a driveway provides parking for multiple vehicles and leads to an integral garage with an electric up and over door.

The garage has power, lighting a side window and recently painted flooring. This space has plenty of potential to convert into another room if desired.

***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:

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

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.

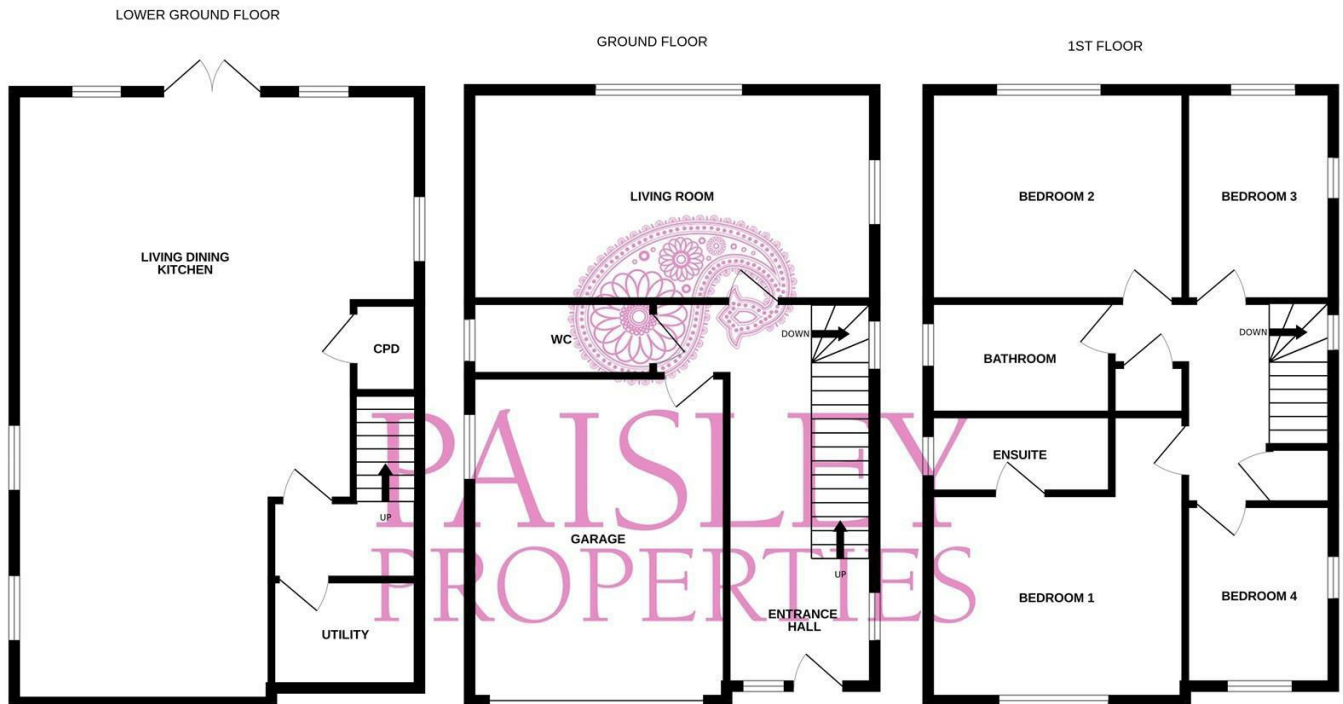
MORTGAGES

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. *

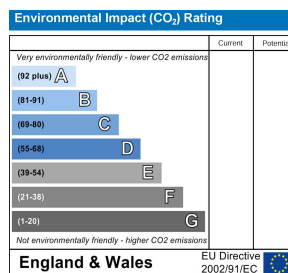
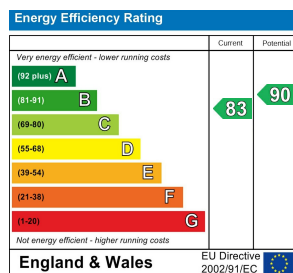
PAISLEY PROPERTIES

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.



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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