



THIS BEAUTIFULLY PRESENTED AND VERSATILE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, WELL MAINTAINED GARDENS, DETACHED SINGLE GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C.

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a white part glazed composite door into a welcoming and spacious hallway with parquet style amtico flooring underfoot and spotlights to the ceiling. There is room for freestanding furniture, a storage cupboard ideal for storing coats and shoes and doors lead through to the living room, dining kitchen, dining room, home office, ground floor W.C and stairs with a timber balustrade ascend to the first floor landing.



## LIVING ROOM 14'7" max x 14'5" max into bay

This sizable reception room is the perfect place to relax in the evening, the focal point being the coal effect gas fire with stone fireplace. The room is nicely decorated, has space for freestanding furniture and a lovely bay window with French doors open out to the garden. Double doors open to the hallway.





### **DINING KITCHEN 15'11" apx x 12'4" max**

This attractive dining kitchen really is the heart of the home and is perfect for entertaining friends and family. The kitchen is fitted with a range of timber wall and base units, contrasting roll top work surfaces with tile splash backs and a composite sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, dishwasher, double electric oven, grill and a four ring gas on glass hob with concealed extractor fan over. There is space for a dining table and chairs positioned in the bay window. Spotlights to the ceiling, tile underfoot and a doors lead through to the utility room and hallway.



### **UTILITY ROOM 6'2" apx x 5'10" apx**

Neatly positioned off the kitchen is the utility room which has timber units with a contrasting work surface and tile splashbacks. There is a fitted washing machine, space for a tumble dryer and storage space for other household items. A stable door opens to the rear of the property.



### **DINING ROOM 10'5" apx x 8'8" apx**

A great space for entertaining, this dual aspect dining room has plenty of space for a dining table, chairs and further freestanding furniture. A door leads through to the hallway.



### **HOME OFFICE 11'5" apx x 6'11" apx**

This versatile room is currently used as a home office but could also be used as a guest room if desired. The room is light and airy and has a view over the front drive and lawn. A door leads through to the hallway.



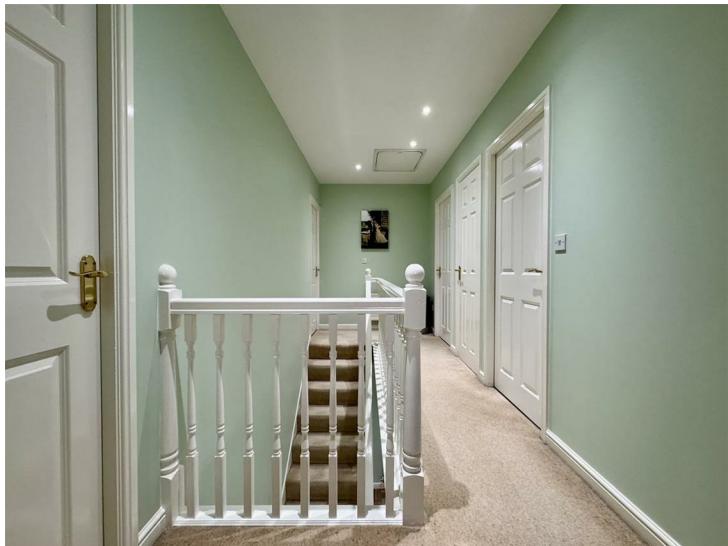
### **GROUND FLOOR W.C 5'3" apx x 2'9" apx**

This modern cloakroom features a white suite comprising of a pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled and has contrasting floor tiles, spotlights to the ceiling, a side facing obscure glazed window and a door leads through to the hallway.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to this great sized first floor landing which has space for freestanding furniture, a useful storage cupboard ideal for towels and bed linen and doors lead to the four double bedrooms (one with an ensuite shower room), house bathroom and a hatch gives access to the loft.



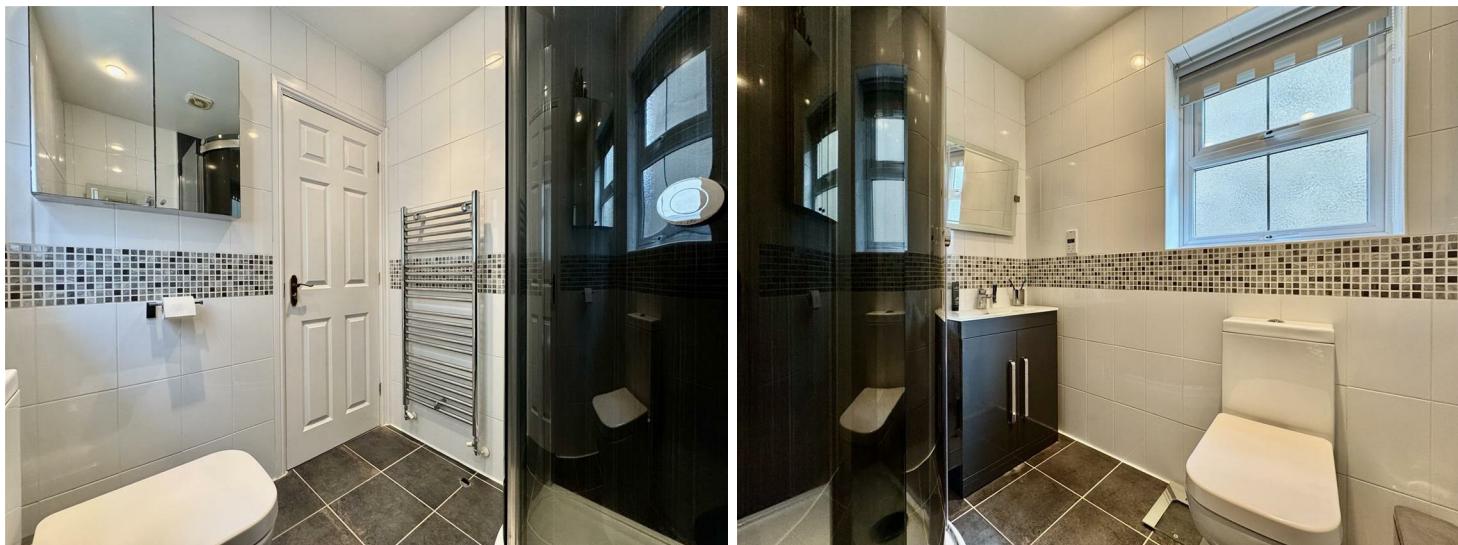
### **BEDROOM ONE 11'8" apx x 11'2" max**

This well presented double bedroom overlooks the the garden below and benefits from a bank of fitted wardrobes, ample space for freestanding furniture and doors lead to the first floor landing and ensuite shower room.



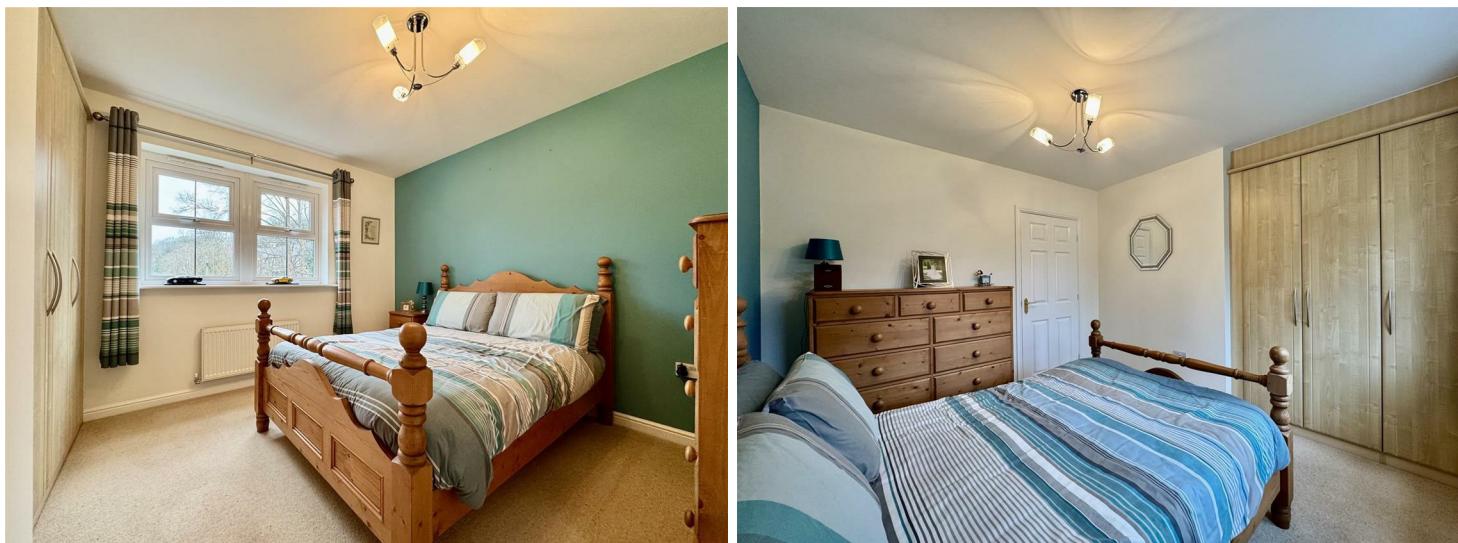
### **ENSUITE SHOWER ROOM 7'0" apx x 5'8" apx**

Comprising of a stylish three piece white suite including a double corner shower cubicle with sliding glass screen, vanity hand wash basin with mixer tap, low level W.C, obscure window and a chrome towel radiator. The room has spot lighting, is fully tiled with complimentary tiled flooring underfoot and a door leads to bedroom one.



### **BEDROOM TWO 10'9" apx x 9'11" max to wardrobes**

This good sized double bedroom is situated at the rear of the property and has plenty of space for freestanding furniture, a fitted wardrobe, a window gives rooftop views and a door leads to the first floor landing.



### **BEDROOM THREE 10'8" apx x 9'5" max to wardrobes**

A neutrally decorated, dual aspect double bedroom with views over the cul de sac below with fitted wardrobes, space for freestanding furniture and a door leads to the first floor landing.



#### **BEDROOM FOUR 11'8" apx x 8'0" apx**

Positioned at the front of the property is another neutrally decorated double bedroom with space for freestanding furniture, pleasant views and a door leads to the first floor landing.



#### **BATHROOM 9'11" apx x 5'5" apx**

The house bathroom is fitted with a white four-piece white suite, including a bath, double shower with glass screen, pedestal hand wash basin with and a low level W.C. The room is fully tiled with complimentary tiled flooring underfoot, ceiling with spotlights, chrome towel radiator, obscure glazed window and a door leads through to the first floor landing.



## GARDEN

This stone wall and fence enclosed garden has a good degree of privacy and has a range of spaces to enjoy. A decorative patio area is perfect for dining outdoors and a well maintained lawn with flower bed borders has ample space for garden furniture. A timber gate provides access to the driveway and a pathway runs around the property to the front.



## EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a sweeping driveway which has room for two vehicles, to the side of the drive way is a lawn area surrounded by well maintained hedges and colourful shrubs and plants. A timber gate opens to the garden and a single detached garage provides light, power, boarded loft style storage and an electric door.



## SHARED OPEN LAND / BECK / PLAY AREA



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:

Shared area maintenance charge - £75 per month (10 months per year)

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band E

PROPERTY CONSTRUCTION:  
brick and stone

PARKING:  
Garage / Driveway

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 - Fibre

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.

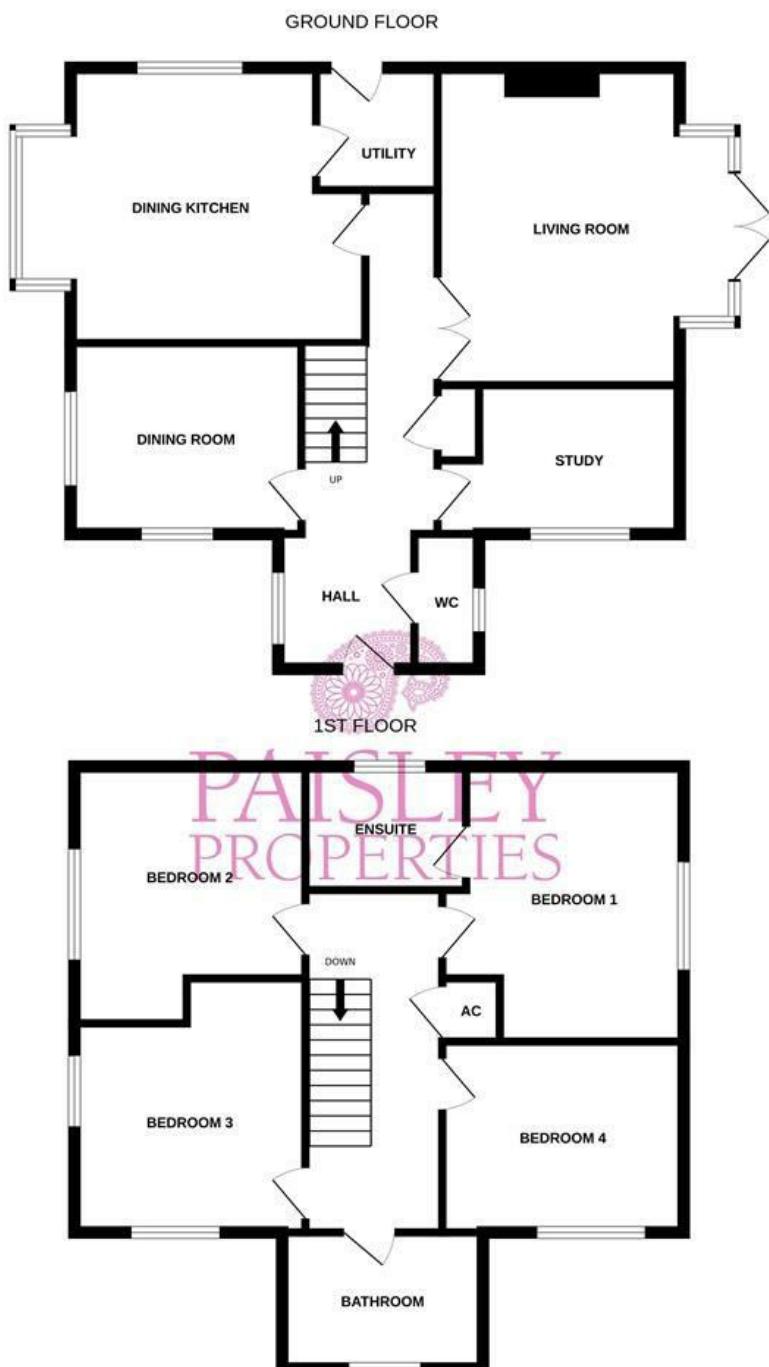
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.

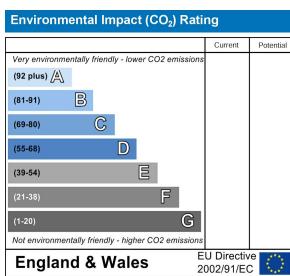
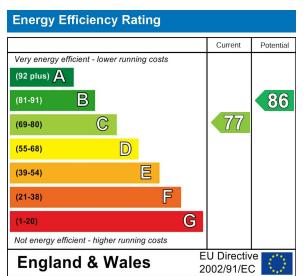
## **SURVEY TEXT**

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.

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