

88 Forest Road,  
Almondbury HD5 8EU

OFFERS OVER  
£200,000



SITUATED IN ALMONDBURY THIS SPACIOUS FIVE BEDROOM END TOWNHOUSE WHICH WOULD MAKE A GREAT FAMILY HOME WITH REAR GARDEN, SECURE PARKING FOR MULTIPLE VEHICLES AND AMAZING VIEWS OVER SURROUNDING VILLAGES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING B

PAISLEY  
PROPERTIES

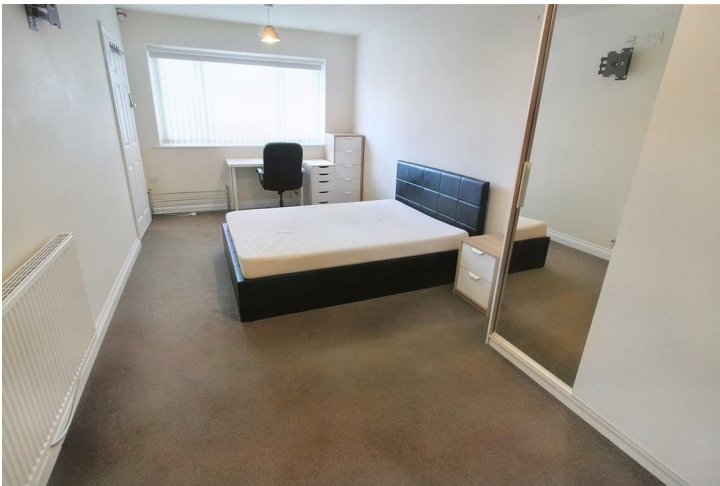
### **ENTRANCE HALLWAY 23'4" x 6'11"**

You enter the property through a UPVC door with side window into this spacious entrance hallway with utility area ingress with plumbing for a washing machine and space for a drier, doors lead through to a storage space which houses the boiler, handy ground floor W.C, room 1 with en suite, room two and a staircase ascends to the first floor landing.



### **ROOM 1 15'8" x 9'6"**

This generous sized room is neutrally decorated, has ample space for freestanding furniture and doors lead through to the en suite and entrance hallway.



### **EN SUITE**

Fitted with a three piece white suite including a shower with glass cubicle, hand wash basin and low level W.C. The room is partially tiled with vinyl flooring underfoot and a door leads through to room 1.

### **GROUND FLOOR SHOWER ROOM 9'6" x 3'6"**

This handy shower room is fitted with a three piece white suite including a shower with glass cubicle, hand wash basin and low level W.C. The room is partially tiled with complimentary vinyl floor and a door leads through to the entrance hallway.

### **ROOM 2 17'10" x 7'0"**

Located to the rear of the property and with ample space for freestanding furniture is this light and airy room with large window and an external door to the rear garden.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing and doors lead to the lounge diner and breakfast kitchen.

### **LOUNGE DINER 17'10" x 16'9"**

Flooded by natural light this impressive reception room has ample space for freestanding living and dining furniture, the large window has fantastic views over surrounding villages and countryside beyond, laminate flooring underfoot and a door leads back through to the first floor landing.



### **BREAKFAST KITCHEN 17'10" x 13'6"**

Spanning the rear of the property is this excellent size breakfast kitchen which is a great space for cooking, dining and entertaining. Comprising of a number of attractive gloss wall and base units with contrasting work surfaces, stainless steel sink and drainer with mixer tap over, fitted electric oven and four ring electric hob with extractor fan over. Space for two freestanding fridge freezers and plumbing for a dishwasher, breakfast bar, a large rear facing window gives views over the rear garden and doorways lead to the entrance hallway, cellar and patio doors lead outside.



## **SECOND FLOOR LANDING**

Stairs ascend from the first floor to the second floor landing and doors lead through to room 3,4,5 and the shower room.

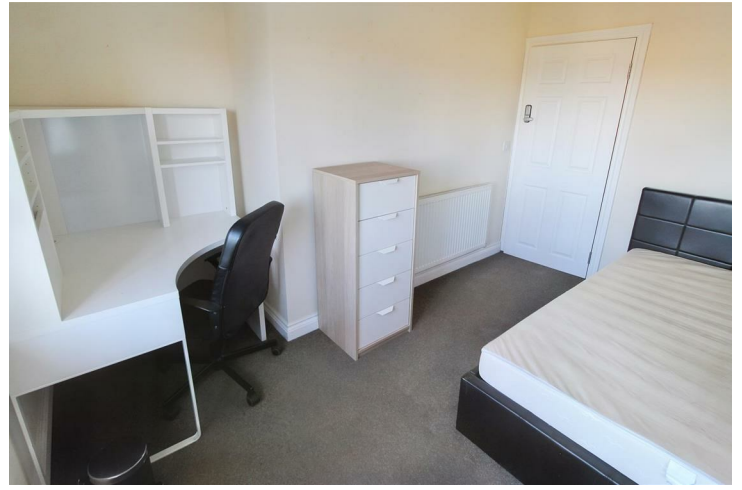
### **ROOM 3 17'10" x 10'8"**

Spanning the rear of the property and with two sets of windows overlooking the rear garden is this bright room with ample space for freestanding furniture and a door leads through to the second floor landing.



### **ROOM 4 11'4" x 9'0"**

Another good size room to the front of the property with space for freestanding furniture, with lovely views and a door leads through to the second floor landing.



**ROOM 5 16'8" x 8'3" max**

Again, located to the front of the property, neutrally decorated and with great views is another spacious room with space for freestanding furniture and a door leads through to the second floor landing.



**BATHROOM 7'11" x 5'10"**

Located at the side of the property and comprising of a white three piece suite, double shower with glass screen, pedestal wash hand basin with mixer tap and low flush w.c, partially to the walls, extractor fan, vinyl flooring underfoot, side facing obscure window and a doorway leads to the second floor landing.



### **ATTIC SPACE 25'1" x 17'10"**

Accessed by a staircase from the second floor landing is this useful loft area with power and light, which is fully boarded and could make another occasional bedroom, office space, hobby room or great storage space.

### **REAR GARDEN**

The rear garden can be accessed from the side of the property or through room 2. There is a gravel patio area ideal for sitting out, pots and planters, space for garden furniture and a lawn area can be accessed through the kitchen patio doors down a steel staircase.



### **EXTERNAL FRONT AND PARKING**

You enter the grounds through electric sliding gates with call system to a large secure gravel parking area with a number of parking spaces.



**PLEASE NOTE**

Some of the pictures shown are of a similar property.

**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**

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

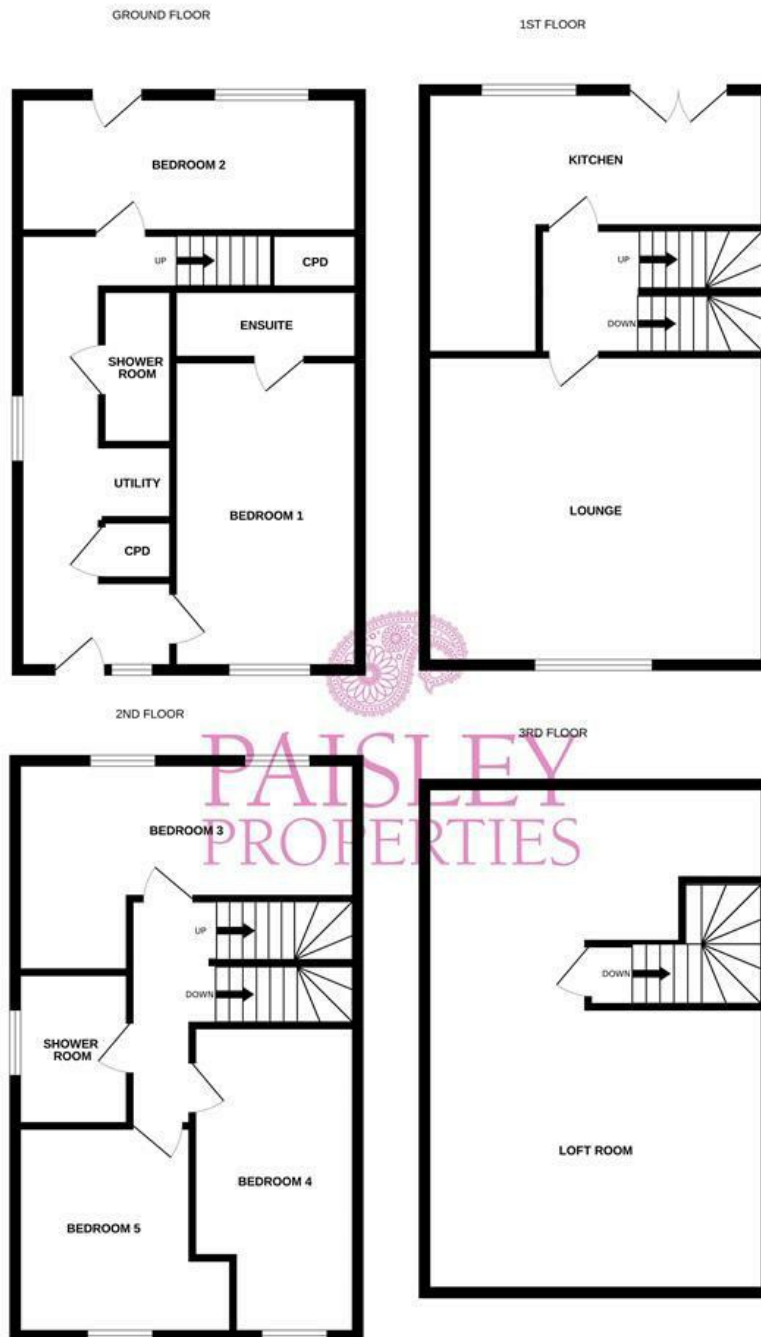
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**PAISLEY**

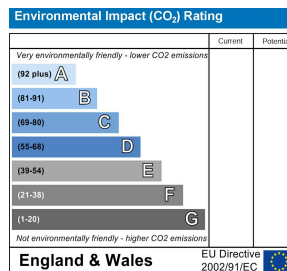
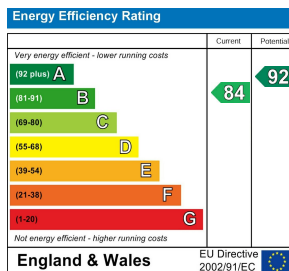
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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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