



**"NO CHAIN"** ELEVATED FROM THE ROADSIDE AND LOCATED ON THE "DESIRABLE" KAYE LANE WITH FANTASTIC VIEWS FROM THE REAR IS THIS TWO/THREE BEDROOM SEMI DETACHED FAMILY HOME/BUNGALOW WITH AN OCCASIONAL THIRD BEDROOM AND HOME OFFICE IS BURSTING WITH POTENTIAL, BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, WELL MAINTAINED GARDENS AND A GARAGE.

LEASEHOLD 999 YEARS - EXPIRES 2926 - CHARGES £3.58 PER ANNUM / COUNCIL TAX BAND C / ENERGY RATING E.

## ENTRANCE HALLWAY

You enter the property through a timber door with a stained glass window into this welcoming entrance hallway which has high ceilings, picture rails and space to remove coats, shoes and for freestanding furniture. Doors lead through to the lounge, dining room/sitting room, two double bedrooms and the bathroom.

## LOUNGE 13'6" x 11'10" max

This spacious lounge is bright and airy courtesy of the large bay style window with a lovely view of the front garden and street scene beyond. The focal point of the room being a decorative fireplace with tile hearth. The room has ample space for freestanding furniture and doors lead through to the entrance hallway and through to the dining kitchen.



## DINING KITCHEN 26'2" x 6'2" max

The dining kitchen is fitted with a range of timber effect wall and base units, contrasting roll top work surfaces with tile splashbacks and a stainless steel sink and drainer. Integrated appliances include a gas oven and a four ring gas hob with extractor over. There is space for an under counter fridge, tumble dryer and plumbing for a washing machine and dishwasher if desired. To the front of the room is space for a dining table, chairs and dual aspect windows. There are spotlights to the ceiling and doors lead through to the lounge, formal dining / sitting room and an external door leads out to the rear garden.



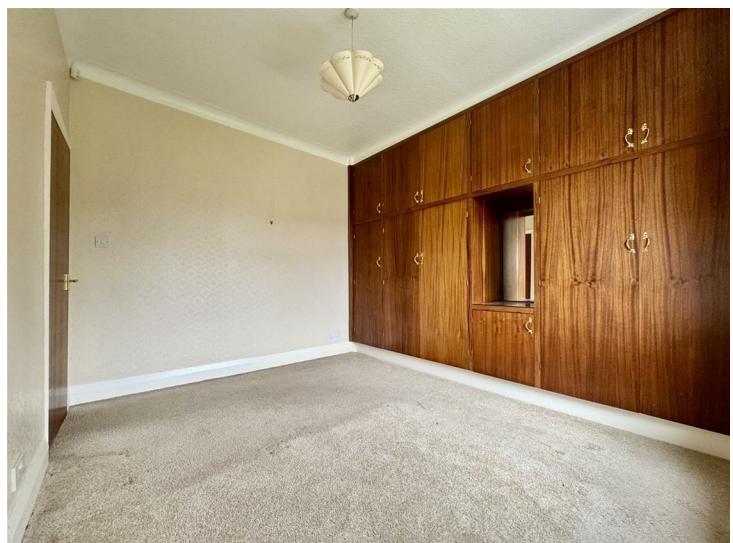
## **DINING ROOM / SECOND SITTING ROOM 13'0" x 11'11" max**

Flooded with natural light is this versatile room which benefits from sliding patio doors opening to the rear garden. The room would make an ideal formal dining room or second sitting room if desired. There is space for freestanding furniture and a decorative stone fireplace houses a coal effect gas fire. An open timber staircase ascends to the first floor and doors lead through to the dining kitchen and entrance hallway.



## **BEDROOM ONE 11'11" x 9'2" max**

Positioned to the front of the property is this well proportioned double bedroom which also benefits from a bank of fitted wardrobes. The room has a window with an outlook over the garden, elevated views beyond and a door which leads to the entrance hallway.



## **BEDROOM TWO 13'1" x 8'0" max**

Located to the rear of the property is this generously proportioned and neutrally decorated double bedroom with a bank of fitted mirrored wardrobes, a quirky dressing table and drawers, space for additional freestanding furniture and a large window overlooks the lovely garden. A door leads through to the entrance hallway.



### **BATHROOM 9'5" x 4'9" max**

The bathroom is fitted with a three-piece suite including a bath with shower over and glass screen, vanity hand wash basin and a low level W.C. The room is partially tiled, has a louvre style wall cupboard and a rear obscure window allows natural light to flow through. A door leads through to the entrance hallway.



### **FIRST FLOOR LANDING**

A timber staircase ascends to the first floor which is open to the home office and a door leads through to an occasional bedroom with ensuite shower room.

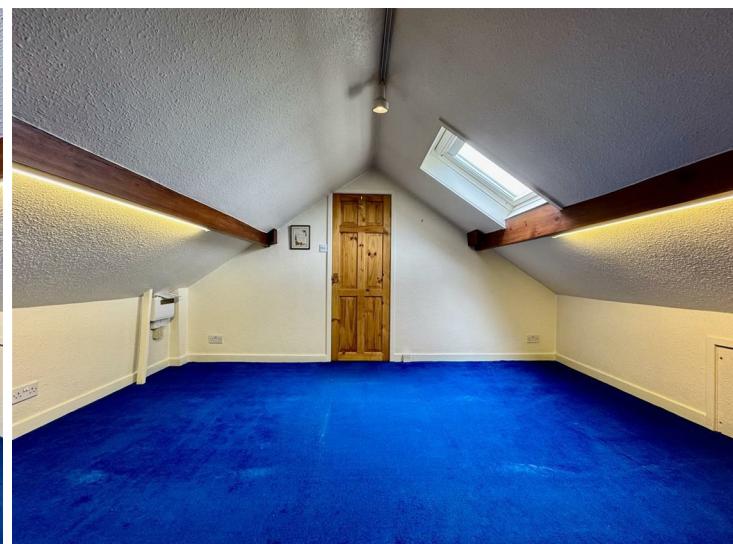
### **HOME OFFICE 14'6" x 13'1" max into eaves**

Tucked into the eaves is this handy room which could be used as a home office or storage if required. This room houses the property's water cylinder.



### **OCCASIONAL BEDROOM THREE 15'1" x 14'6" max into eaves**

This good size room could be used as an occasional double bedroom is ideal for visiting family or teenagers, having room for bedroom furniture, under eaves storage a velux window with fantastic countryside views and a door leads through to the ensuite shower room.



### **EN SUITE SHOWER ROOM 7'11" x 4'9" max**

Comprising of a shower cubicle, wall hung hand wash basin and a low level W.C. Fully tiled walls, a velux window, complimentary vinyl flooring underfoot and a door leads through to bedroom three.



### **CELLAR 21'5" x 6'3" max**

Accessed from the side of the property, this useful cellar room provide storage, extra freezer space and houses the boiler and has light and power.

### **REAR GARDEN**

This well maintained garden adjoins open fields with fantastic far reaching countryside views over to Emley Moor Mast. With a range of spaces to enjoy, including a patio area ideal for outdoor dining with ample space for garden furniture, a large lawn wraps round the rear and is surrounded by well stocked and colourful flower bed borders.





## VIEWS FROM THE REAR



## DRONE



## EXTERNAL FRONT AND GARAGE

Stone steps and a pathway lead to the side of the property and to the front door. The property has a raised lawn with colourful bushes, plants and flower bed borders.

The garage has an up and over door providing parking for one vehicle, extra space for storage and is accessed from the roadside.



## **\*MATERIAL INFORMATION**

TENURE: LEASEHOLD - 999 years - Expires 2926 - £3.58 per annum

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND C

PROPERTY CONSTRUCTION: BRICK AND RENDER

PARKING: GARAGE

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile -

## **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. \*

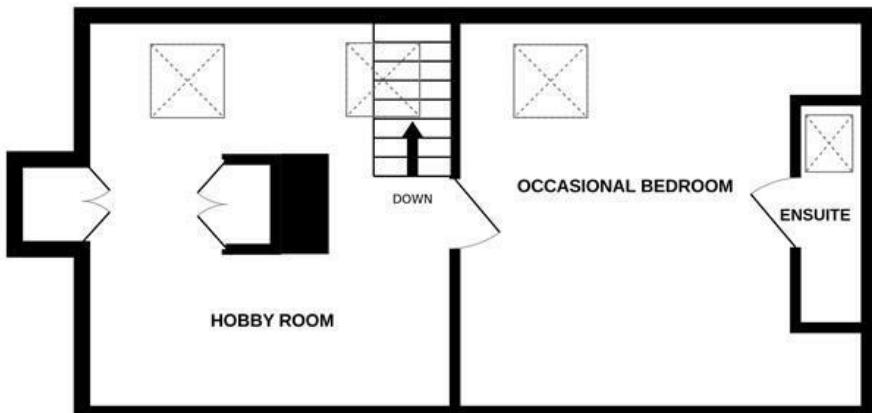
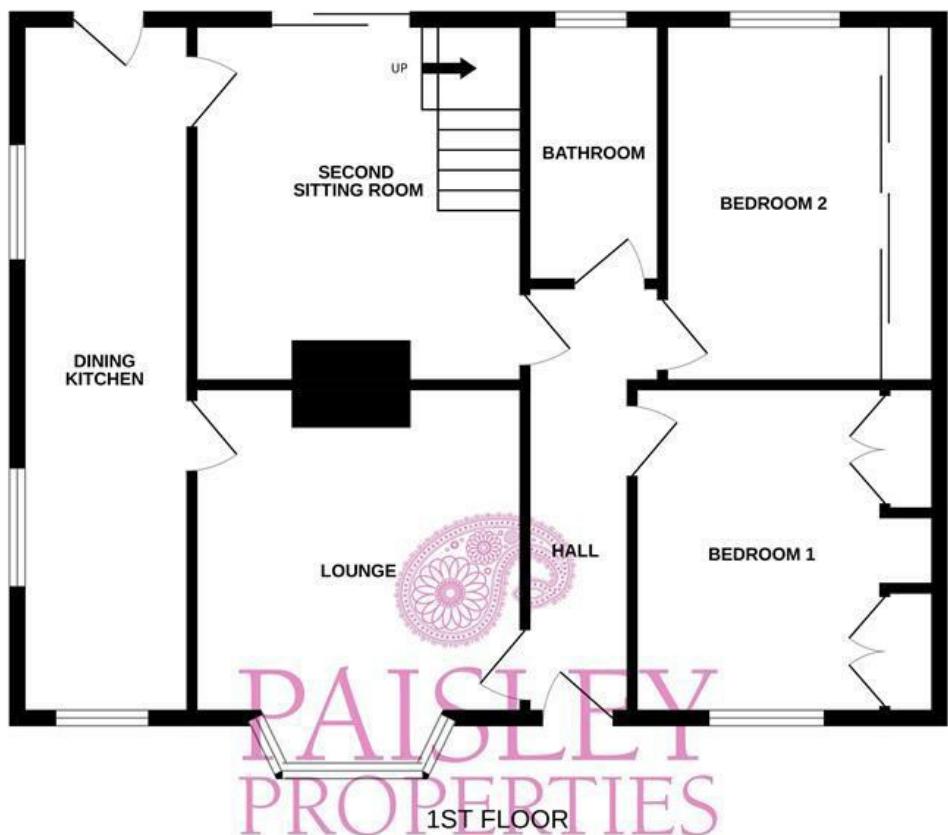
## **PAISLEY**

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**

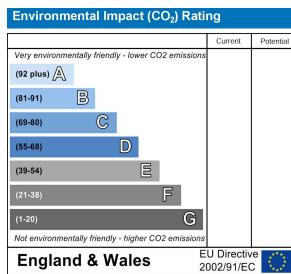
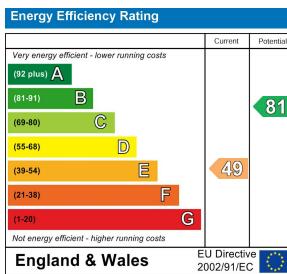
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

## GROUND FLOOR



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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