

7 Dartmouth Avenue,
Almondbury HD5 8UR

OFFERS AROUND
£325,000



TUCKED AWAY ON A PEACEFUL CUL DE SAC AND BEAUTIFULLY PRESENTED THROUGHOUT IS THIS WONDERFUL THREE BEDROOM DETACHED FAMILY HOME WHICH HAS BEEN EXTENDED TO THE REAR AND BOASTS SPACIOUS LIVING ACCOMMODATION, A RECENTLY LANDSCAPED REAR GARDEN AND A SWEEPING DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

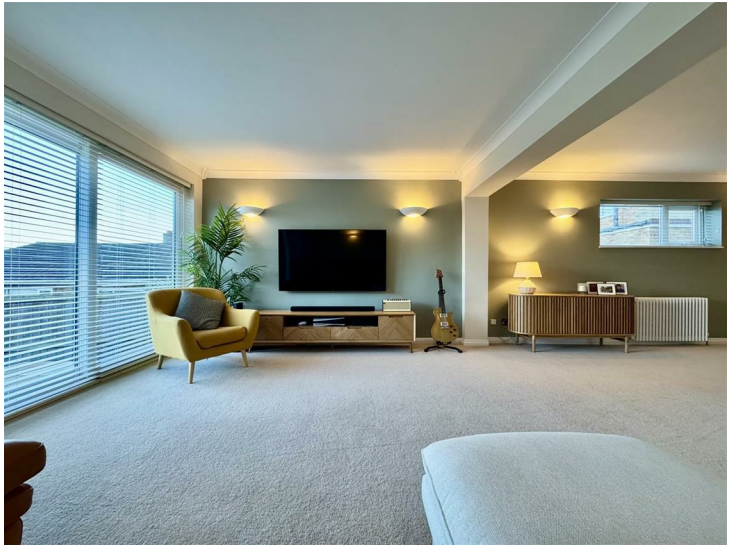


You enter the property through a composite door with a side opaque window into this extremely welcoming and good size entrance hallway with attractive walnut flooring underfoot and a feature obscure window. There is space to remove outdoor clothing, a utility cupboard and doors lead to the open plan living/dining room, breakfast kitchen, ground floor W.C. A staircase with a timber balustrade ascends to the first floor landing.

OPEN PLAN LIVING DINING ROOM 29'7" max x 16'3" max



This fantastic and extended open plan living dining room is flooded with natural light through the dual aspect windows and a bank of sliding patio doors. Recently refurbished, having new radiators and neutrally decorated throughout, this spacious reception room allows ample room for freestanding living and dining furniture. Doors open to the breakfast kitchen and back through to the entrance hallway.



BREAKFAST KITCHEN 18'6" max x 8'8" max



This modern breakfast kitchen boasts a range of white gloss wall and base units, complementary work surfaces with matching upstands and an inset stainless steel sink and drainer with mixer tap over. Integrated appliances include a NEFF electric oven and grill, five ring gas hob with extractor fan over, Siemens dishwasher and space for a freestanding fridge freezer. A breakfast bar provides additional space to dine and completes the kitchen area. Walnut flooring flows underfoot, two side facing windows give a view over the patio, two understairs cupboards house the boiler and provide extra storage, doors lead through to the entrance hallway, living dining room and an external door opens to the side of the property.



GROUND FLOOR W.C 5'1" apx x 4'11" apx

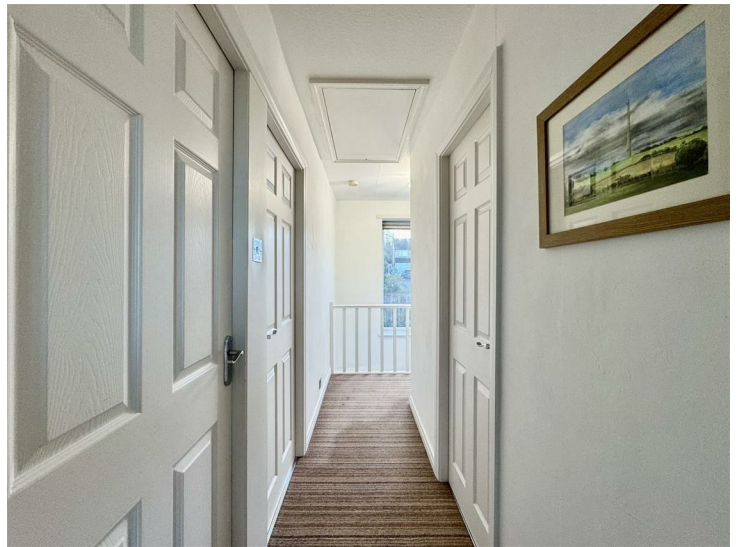


Positioned off the entrance hallway, this handy ground floor cloakroom is fitted with a hand wash basin with a mixer tap, fitted cabinetry and a low level W.C. There is walnut flooring underfoot and an obscure front window.

UTILITY CUPBOARD

A handy cupboard which has plumbing for a washing machine and space to stack a condenser dryer.

FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to the first floor gallery landing which has a large window and lovely view of the cul de sac below. Doors lead through to the three bedrooms, bathroom and a ceiling hatch with pull down ladders provides access to an attic room.

BEDROOM ONE 12'5" max x 10'9" max



This generously sized, dual aspect double bedroom is positioned to the rear of the property and offers far reaching views over countryside and to Emley Moor Mast. There is ample space for freestanding bedroom furniture, walnut flooring underfoot and a door leads to the landing.

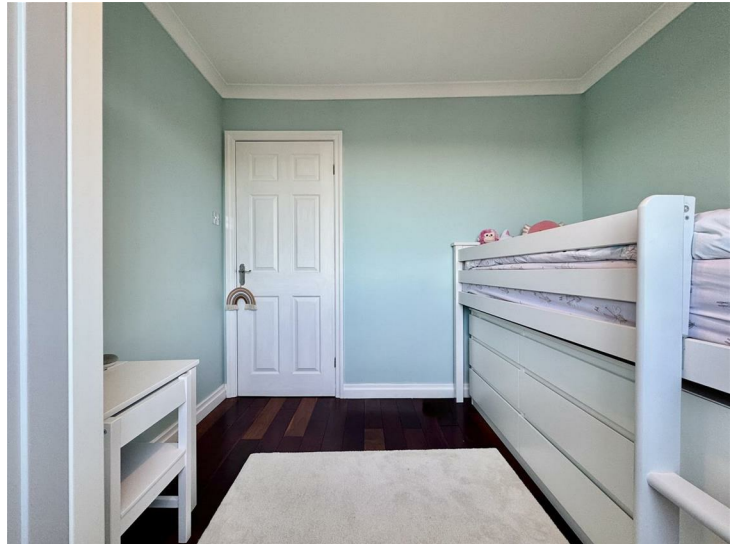


BEDROOM TWO 10'11" max x 10'11" max



Another good sized bright and airy double bedroom, positioned to the front of the property with dual aspect windows. Having ample space to accommodate freestanding bedroom furniture, walnut flooring underfoot and a door leads to the landing.

BEDROOM THREE 9'2" max x 8'6" max



Located to the rear of the property is this neutrally decorated double bedroom with space for bedroom furniture, a view over rooftops and a door leads to the landing.

BATHROOM 8'5" apx x 5'9" apx



This attractive bathroom is fitted with a four-piece suite, including a freestanding bath, corner shower with sliding glass screen, pedestal hand wash basin with mixer tap, low level W.C and a chrome towel radiator. The room is fully tiled with complimentary tile underfoot and spotlighting to the ceiling. A rear obscure window allows light to flow through and a door leads to the landing.

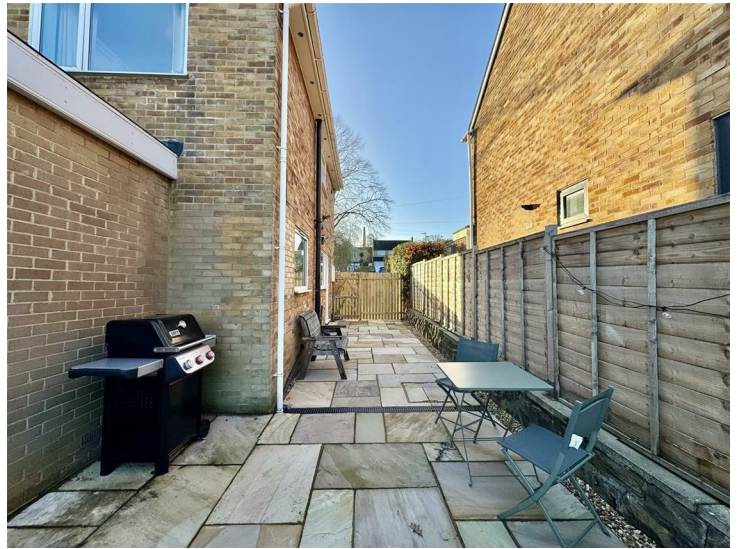
ATTIC ROOM

Accessed from a hatch with pull down ladders, the attic room is currently used as storage but could be used as a home office, occasional bedroom or gaming room and benefits from a velux window.

REAR GARDEN



Accessed through a timber gate from the driveway, the kitchen and sliding patio doors directly from the open plan living dining room creating an indoor / outdoor flow onto a raised wrap around Indian Sandstone Patio perfect for outdoor dining, entertaining and allowing ample room for garden furniture. This recently and beautifully landscaped garden also has a good size lawn and a timber outbuilding. The garden is fully enclosed by newly fitted timber fencing and decorative raised planters.



EXTERNAL FRONT AND DRIVEWAY



At the front of the property is a well maintained lawn garden with flower bed and hedging borders and a sweeping driveway with EV charger and parking for multiple vehicles.



***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:
Standard brick and block

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There are no known structural defects 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

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.

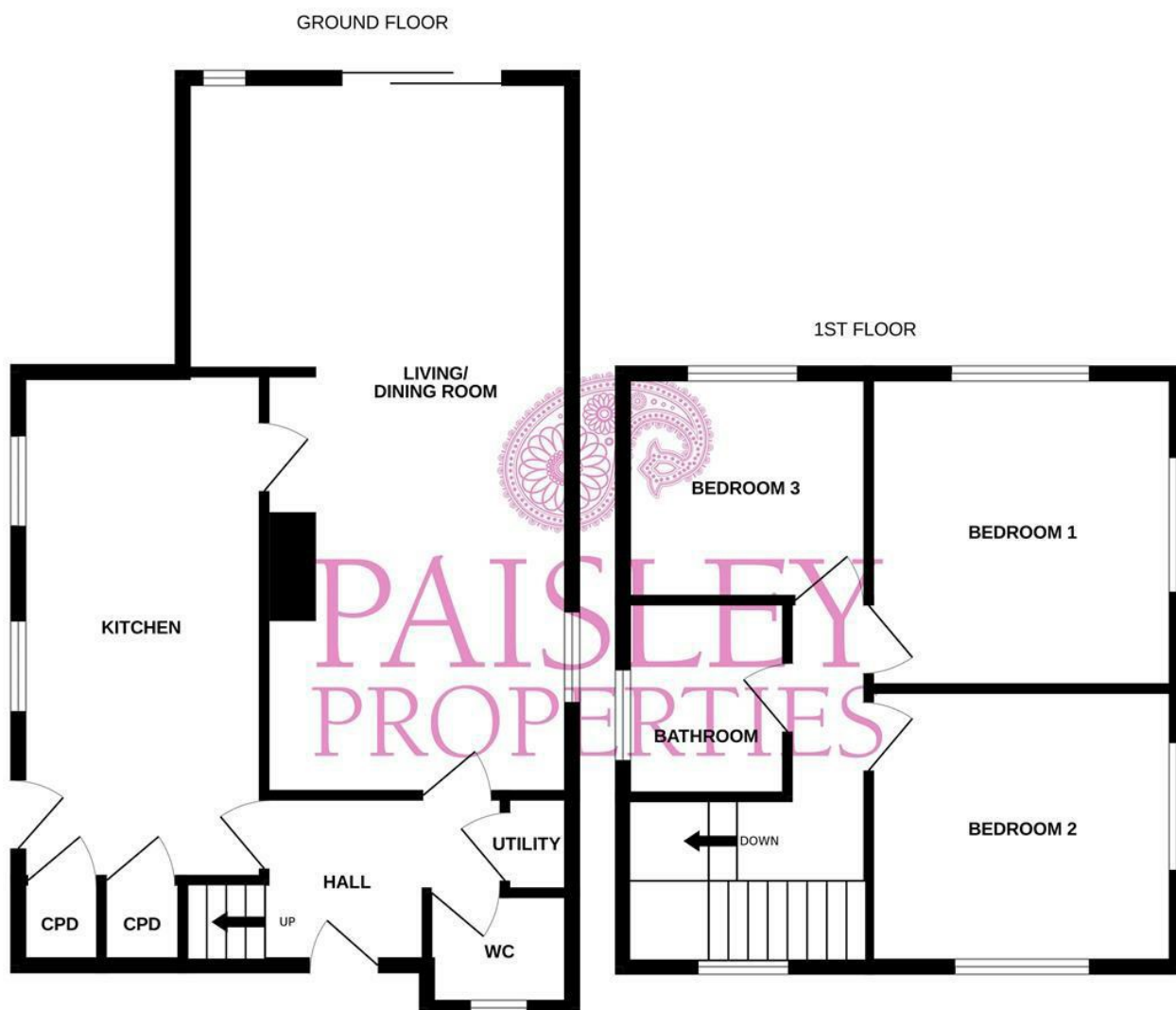
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

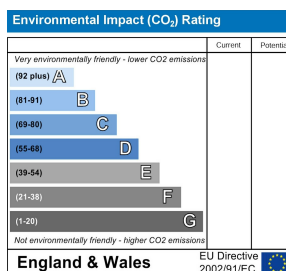
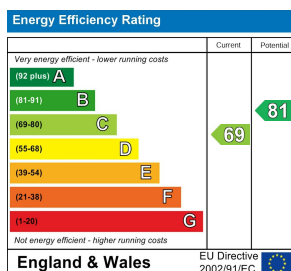
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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