

23 Kaye Lane,  
Almondbury HD5 8XP

OFFERS AROUND  
£599,950



A UNIQUE, STYLISH AND EXTREMELY SPACIOUS FOUR/FIVE BEDROOM DETACHED FAMILY HOME BOASTING VERSATILE LIVING ACCOMMODATION, STUNNING FAR REACHING VIEWS FROM THE REAR, LANDSCAPED GARDENS AND A SWEEPING DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING C.

PAISLEY  
PROPERTIES

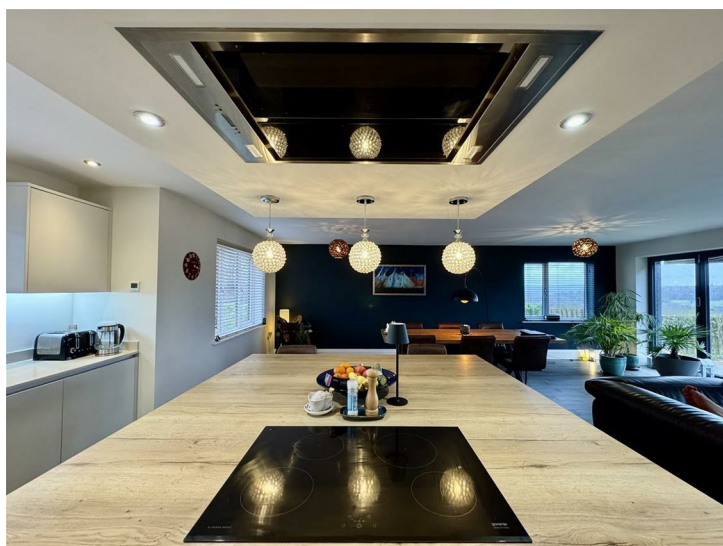
## ENTRANCE HALLWAY

You enter the property through a composite door into a welcoming entrance hallway with heated tile flooring underfoot, room for freestanding furniture and space to remove coats and shoes. Doors lead through to the living dining kitchen and the sitting room/home office. A handy understairs cupboard provides storage and an opening leads to the inner hall.

## LIVING DINING KITCHEN 24'10" max x 22'10" max



This stunning, open plan, living dining kitchen really is the heart of the home and is ideal for those who like to host gatherings and entertain family and friends. The kitchen area is fitted with a range of contrasting stone and wood effect wall and base units, complimentary granite work surfaces with matching upstands and an inset stainless steel sink and drainer with mixer tap over. An island houses a four ring induction hob with extractor above and provides storage and space for informal dining. Integrated appliances include an oven, microwave and grill, fridge freezer and a dishwasher. There is ample space for a family dining table and chairs and for a range of living room furniture. Dual aspect windows flood the room with natural light and offer fantastic far reaching views, there are spot lights to the ceiling and heated tile flooring flows underfoot. A bank of bifold doors open to the rear decking and a door leads back through to the entrance hallway.





**HOME OFFICE / SITTING ROOM / BEDROOM FIVE 11'10" max x 11'6" max**



Currently used as a home office, this room could also lend itself to being a ground floor bedroom ideal for guests, a sitting room or a child's playroom. There is plenty of room for furniture, a window overlooks the drive and a door opens to the entrance hallway.

## INNER HALL



Accessed from the entrance hallway with heated tile flooring underfoot, this space provides room for freestanding furniture and doors open to the living room, ground floor W.C, utility room and a staircase with a glass balustrade ascends to the first floor landing.

## LIVING ROOM 19'9" max x 11'8" max



Flooded with natural light and offering lovely views of the garden and fantastic far reaching views over to Emley Moor through its windows. The generous proportions offer plenty of space for relaxing or entertaining and room for a range of living room furniture. The focal point of the room is a fantastic wood burning stove with a marble hearth. Heated tile flooring flows underfoot, spotlights adorn the sloped ceiling and patio doors open to the garden. A door leads back to the inner hall.



## GROUND FLOOR SHOWER ROOM



Conveniently positioned off the inner hall is this stylish ground floor shower room which is fitted with a porcelain oval hand wash basin with an attractive tile splash sitting upon a vanity unit with a quartz top, a waterfall shower with a glass screen and a low level toilet. The room is partially tiled with complimentary heated tile underfoot.

## UTILITY ROOM 8'9" max x 4'9" max



Neatly positioned off the inner hall, this modern utility room offers pale grey fitted cabinetry which has space for household items, plumbing for a washing machine and space for a tumble dryer if required. There is heated tile flooring underfoot and a door opens to the garage.

## FIRST FLOOR LANDING



An impressive quarter landing staircase with a glass balustrade ascends to the first floor gallery landing which provides a view over the inner hall, a Velux window and a rear facing window allow light to flow through the space and doors open to the four generous size double bedrooms (one with an ensuite shower room) and the house bathroom. A hatch gives access to the loft.

## BEDROOM ONE 20'10" max to fitted wardrobe x 11'10" max



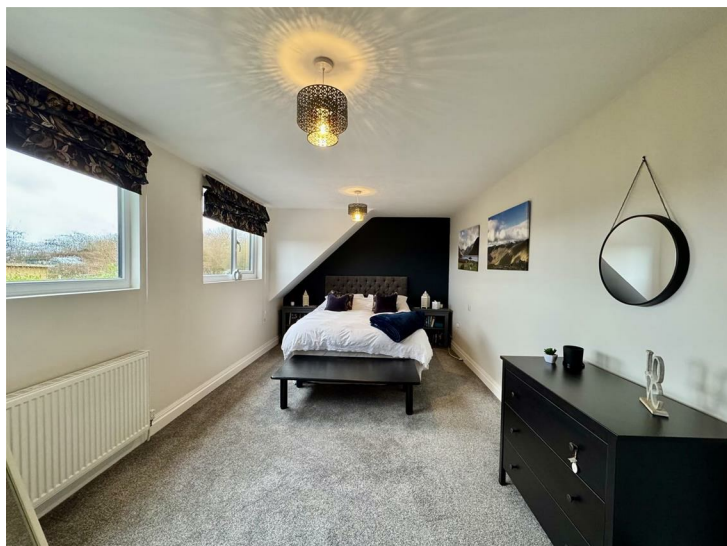
This superb double bedroom positioned at the rear of the property with amazing views over the Woodsome Valley and beyond. This neutrally decorated room benefits from a bank of sliding wardrobes and ample room for freestanding furniture. Doors lead to through to the ensuite shower room and back to the landing.

### **EN SUITE SHOWER ROOM 10'5" max x 9'11" max**



Accessed from bedroom one, this spacious and light ensuite shower room benefits from a double basin vanity with mixer taps set upon a quartz surface with cabinetry, a double walk in waterfall shower with a glass screen and attractive tile splash, low level W.C, a chrome towel radiator, space for freestanding storage, complimentary tile underfoot, a large Velux window and spot lights to the ceiling.

### **BEDROOM TWO 18'6" max x 8'5" max**



Located to the rear of the property, this beautifully decorated double bedroom enjoys a pleasant outlook over the rear garden and far reaching views beyond from its windows and offers ample space for free standing bedroom furniture. A door leads to the landing.

### **BEDROOM THREE 15'9" max x 11'8" max**



Positioned at the front of the property with a view over the street scene below is another well presented double bedroom with space for freestanding furniture and a door leads on to the landing.

### **BEDROOM FOUR 12'1" max x 11'7" max**



A light and airy double bedroom located at the front of the property with space for bedroom furniture and a door leads to the landing.

## BATHROOM 12'4" max x 8'2" max



This "boutique style" bathroom is fully tiled and incorporates a four-piece suite comprising of a bath, low level W.C, a porcelain basin with mixer tap sat upon a quartz surface with cabinetry, a waterfall shower with sliding glass screen and a chrome towel radiator. The floor is tiled, there are spotlights to the ceiling, a large Velux window lets natural light enter the room and a door leads to the landing.

## REAR GARDEN



Accessed from the front of the property, patio doors from the living room and by bi fold doors from the living dining kitchen. Raised decking leads seamlessly from the house connecting indoors to this great space for outdoor dining sat underneath a lovely pergola. The beautifully landscaped rear garden is enclosed, offers fantastic views and is both family friendly and thoughtfully designed for outdoor living. A well maintained lawn has space for garden furniture and there is space for a timber outbuilding if desired.



**VIEWS**





**EXTERNAL FRONT, GARAGE AND DRIVEWAY 16'6" x 8'7"**



This good size, block paved driveway provides parking for multiple vehicles and has a pebbled hard standing ideal for a motor home if desired. An integral garage provides extra parking or storage, has light power and an electric door. (Garage - 16'6" x 8'7" max)

## **\*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 F

PROPERTY CONSTRUCTION:  
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 - 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.

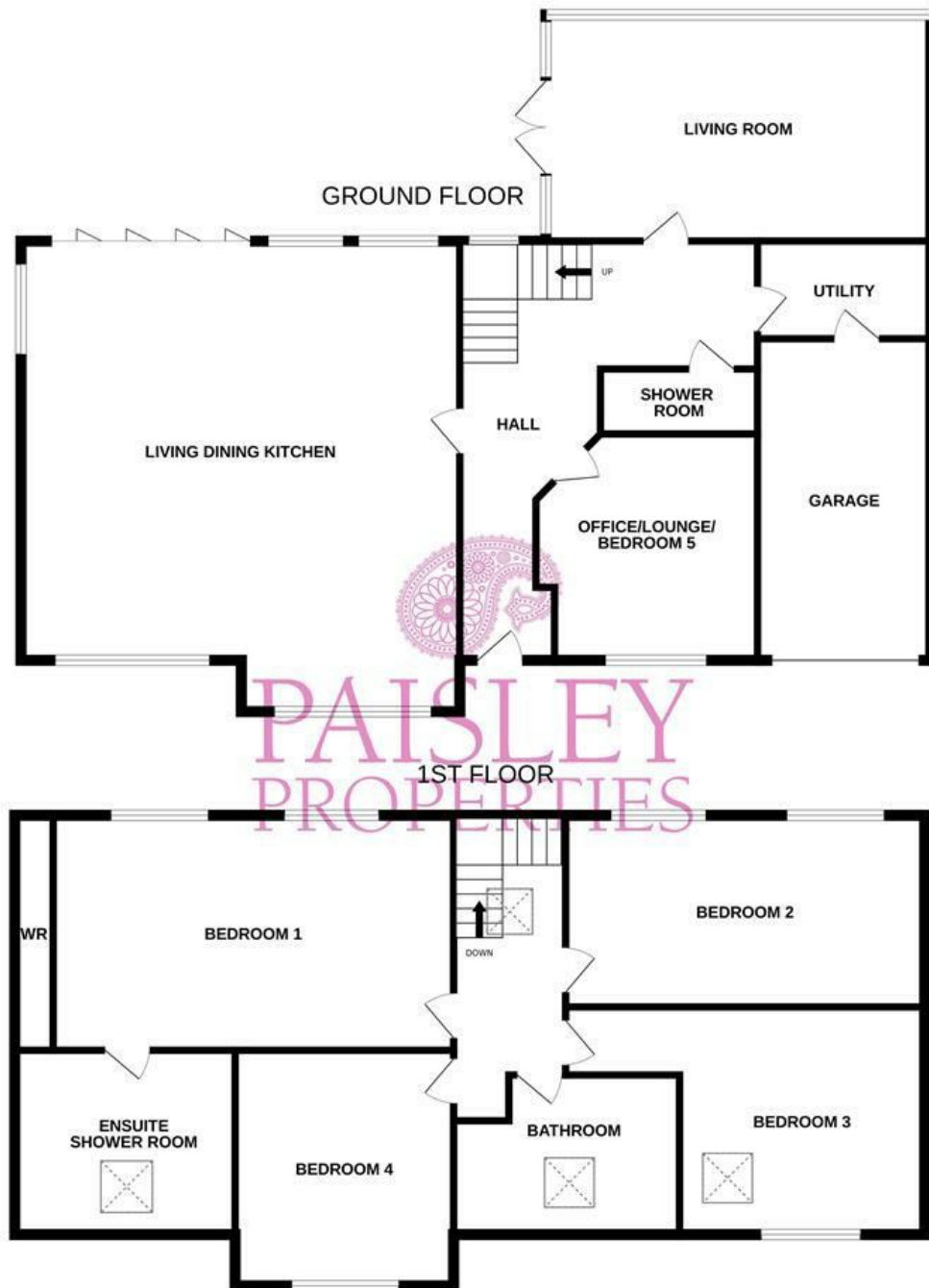
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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](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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| Energy Efficiency Rating                     |  | Current                 | Potential |
|----------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs  |  |                         |           |
| <div><div></div><div>(92 plus) A</div></div> |  |                         | 82        |
| <div><div></div><div>(81-91) B</div></div>   |  |                         |           |
| <div><div></div><div>(69-80) C</div></div>   |  | 76                      |           |
| <div><div></div><div>(55-68) D</div></div>   |  |                         |           |
| <div><div></div><div>(39-54) E</div></div>   |  |                         |           |
| <div><div></div><div>(21-30) F</div></div>   |  |                         |           |
| <div><div></div><div>(1-20) G</div></div>    |  |                         |           |
| Not energy efficient - higher running costs  |  |                         |           |
| England & Wales                              |  | EU Directive 2002/91/EC |           |

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| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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