

11 Mason Court,
Crosland Hill HD4 5NE

£325,000



TUCKED AWAY ON A PEACEFUL CUL DE SAC IS THIS WONDERFUL FOUR DOUBLE BEDROOM DETACHED FAMILY HOME WHICH BOASTS EXTREMELY SPACIOUS LIVING ACCOMMODATION, ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed UPVC door into this welcoming entrance hallway which has space to remove your coats and shoes on arrival. There is laminate flooring underfoot, double timber doors open to the lounge and doors lead to the kitchen and ground floor W.C. A staircase with a timber balustrade ascends to the first floor landing.



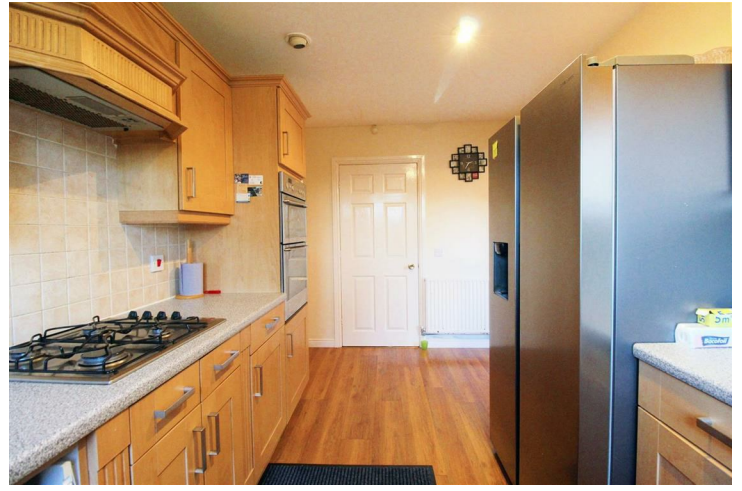
LOUNGE 19'3" x 11'6" apx

This neutrally decorated lounge has ample space for freestanding furniture and is the ideal place to sit and relax on an evening with friends and family. A large front facing bay window fills the room with natural light and double doors lead to the entrance hallway.



KITCHEN 14'6" x 8'3" apx

The kitchen is fitted with a range of timber wall and base units, contrasting roll top work surfaces with tile splash backs, stainless steel sink and drainer with mixer tap over. Appliances within the kitchen include an integrated electric double oven and four ring gas hob with extractor fan over. There is plumbing for a dishwasher and space for a freestanding fridge freezer. A rear facing window give views out to the garden and practical laminate flooring flows underfoot. A door leads through to the second living room, hallway and an opening leads through to the dining room.



DINING ROOM 9'8" x 8'11" apx

This lovely reception room is open to the kitchen and located to the rear of the property with views over the garden. There is space for a dining table and chairs and further free standing furniture. A door leads through to the utility room.



UTILITY ROOM 8'11" x 5'6" apx

Positioned off the dining room, this handy utility room has timber units and rolltop work surfaces, space/plumbing for a washing machine and tumble drier and a sink and drainer with mixer tap over. laminate flooring completes the space and a UPVC door opens to the side of the property.



SITTING ROOM / HOME OFFICE 9'7" x 9'6" apx

Currently used as a second sitting room and located to the rear of the property with views over the garden is this versatile space which would alternatively make a great play room or home office. A door leads through to the kitchen and patio doors open to the garden.



GROUND FLOOR W.C 6'2" x 2'7" apx

This useful downstairs cloakroom is fitted with a low level WC and a pedestal hand wash basin with mixer tap over. There is laminate flooring underfoot and a door leads to the entrance hallway.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a loft hatch providing access into the loft space. Doors lead to four double bedrooms and the house bathroom.

BEDROOM ONE 15'1" x 13'7" max

This superb double bedroom has an abundance of space for freestanding furniture, a large front facing window fills the room with natural light and provides a pleasant outlook over the cul de sac below. Doors lead to the en-suite shower room and back through to the landing.



EN SUITE SHOWER ROOM 6'11" x 6'3" apx

The en-suite is fitted with a three piece white suite including a corner shower cubicle, low level WC and pedestal hand wash basin with mixer tap. The room has space for freestanding storage, a front facing obscure glazed window and a door leads to bedroom one.



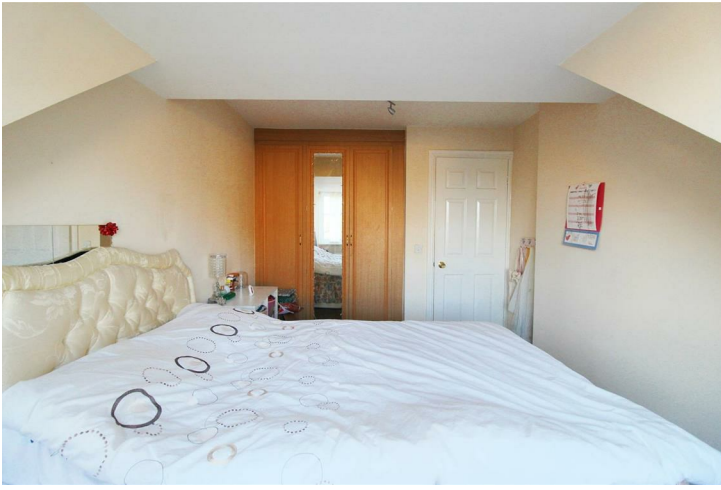
BEDROOM TWO 14'2" x 11'1" apx

A spacious double bedroom positioned to the rear of the property with pleasant views over the garden and fields beyond. The room has space for freestanding furniture, fitted wardrobes and a door leads to the landing.



BEDROOM THREE 13'4" x 8'10" to fitted wards

Overlooking the peaceful cul de sac and beyond, this charming double bedroom has space for bedroom items, a bank of fitted wardrobes and a door leads to the landing.



BEDROOM FOUR 10'10" x 8'11" apx

Another good sized double bedroom this time situated to the rear of the property with a view over the garden from its window. There is space for bedroom items, a bank of fitted wardrobes and a door leads to the landing.



BATHROOM 10'10" x 7'1" apx

This light and airy bathroom features a four piece white suite comprising of a pedestal hand wash basin with mixer tap, low level W.C, bath and shower cubicle. The room is partially tiled, has a rear obscure window and a door leads through to the landing.



REAR GARDEN

To the rear of the property there is a good size garden which is enclosed by boundary fencing and has a large lawned area and a patio area allowing for outdoor dining and entertaining. Paths lead down both sides of the property providing space for bins and access to the front.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is an open lawn. A driveway provides off road parking and leads up to the integral single garage which has an up and over door.



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.

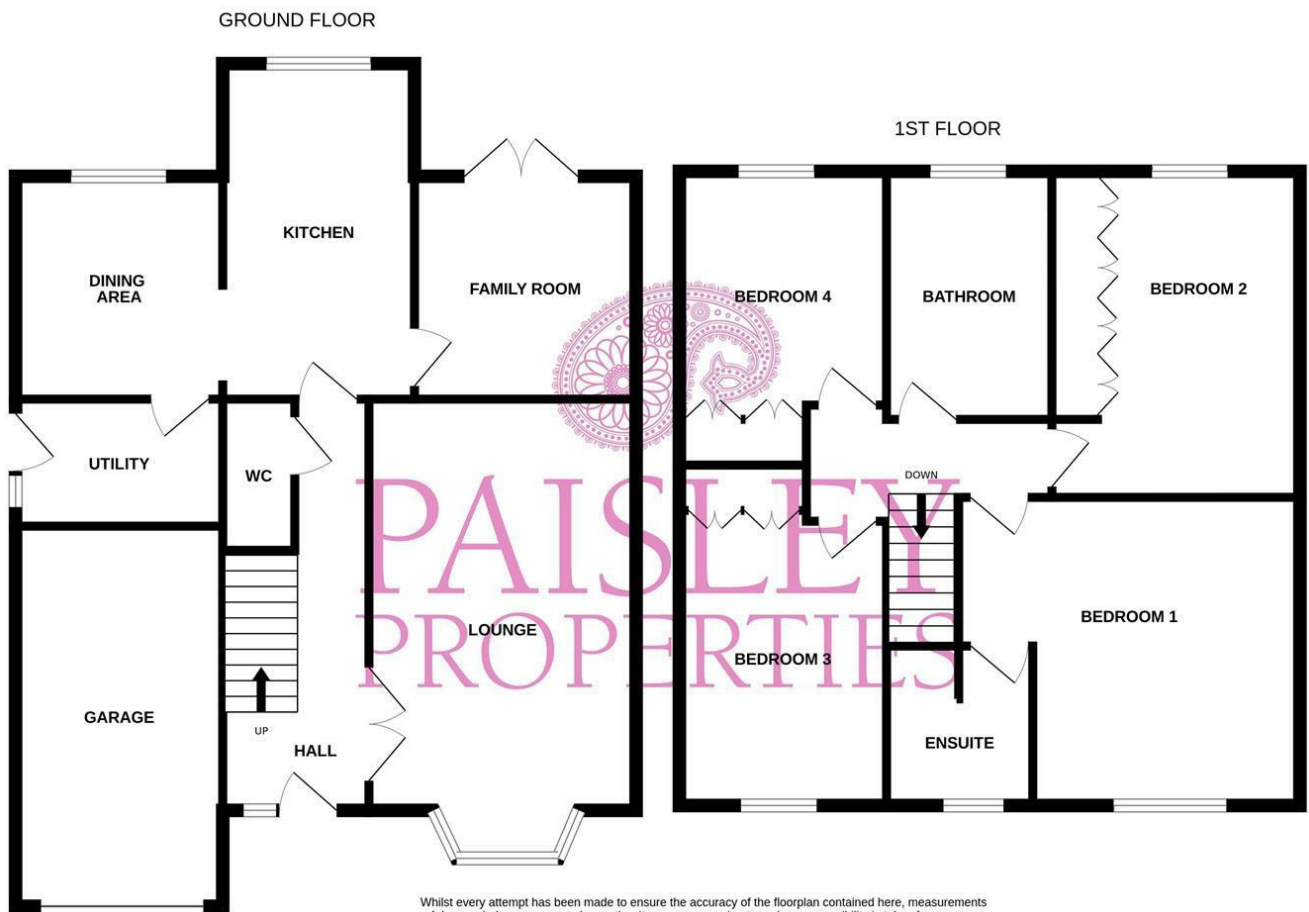
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

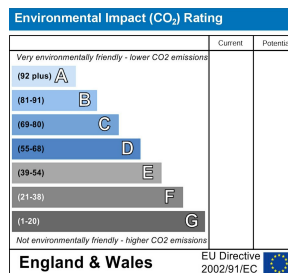
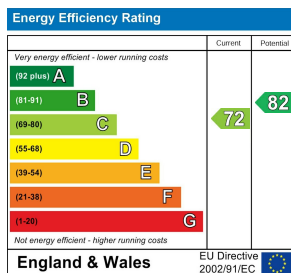
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

