

82 Southfield Road,  
Almondbury HD5 8RJ

OFFERS AROUND  
£250,000



THIS SUPERB THREE BEDROOM SEMI DETACHED HOME BENEFITS FROM A GENEROUS REAR GARDEN, LARGE DRIVEWAY AND SINGLE DETACHED GARAGE AND EXTENDED DINING ROOM.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: D

PAISLEY  
PROPERTIES



**ENTRANCE HALL 9'8" apx x 5'8" apx**

You enter the property through a composite door which has glazing to either side into a welcome entrance hallway. There is space to remove and store coats and shoes, spot lighting, a staircase ascends to the first floor landing and doors lead to the lounge and kitchen.



**LOUNGE 13'10" apx x 12'2" max**

This wonderful lounge is well proportioned offering ample space for a range of furniture and is flooded with natural light courtesy of the large front facing window. The room is nicely decorated with spot lighting to the ceiling and has an opening through to the dining room.





**DINING ROOM 13'4" max x 11'5" apx**

Generous in size as extended is the separate dining room which has an abundance of space for a table and chairs and sits between the lounge and kitchen making it the ideal place for family time or entertaining friends. There is a sociable open plan feel to the ground floor. There is wood effect flooring underfoot, French doors open out onto the rear patio and a door leads to the kitchen.





### **KITCHEN 11'8" apx x 7'4" apx**

Fitted with modern off white gloss wall and base units, laminate work surfaces and up stands, and a stainless steel sink and drainer with mixer tap over this light kitchen also benefits from an electric oven and hob, extractor fan and space for a washing machine. An under stairs cupboard provides the perfect place to house a tall fridge freezer, there is a window overlooking the rear garden, spot lighting, wood effect flooring and doors leading to the dining room and entrance hall.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing where there is a side facing window allowing natural light to cascade down to the hall, spot lighting and doors which lead to the three bedrooms and bathroom. A ceiling hatch provides access to the loft space.





**BEDROOM ONE 12'10" apx x 9'11" apx**

Enjoying elegant décor this beautiful master bedroom has an abundance of space for a range of free standing bedroom furniture alongside a rear facing window with superb views out over the garden and neighbouring fields. A door leads to the landing.





**BEDROOM TWO 12'2" apx x 11'8" apx**

This second double bedroom sits to the front of the property and has a window overlooking Southfield Road. There is ample space for freestanding furniture and other bedroom items. There are spot lights to the ceiling and a door which leads to the landing.





**BEDROOM THREE 7'4" apx x 7'3" apx**

Positioned to the front of the property this single room would make a wonderful child's nursery/bedroom, guest room, office/hobby room or dressing room, which is how the current vendors use the space. There is a front facing window, spot lighting and a door which leads to the landing.



**BATHROOM 6'8" apx x 5'4" apx**

Comprising of a three piece white suite including double ended bath with central waterfall style taps, dual headed shower over and glazed screen, hand wash basin with waterfall style mixer tap which sits upon a vanity unit and a concealed cistern W.C this luxurious bathroom is fully tiled in decorative wall and floor tiles, has a heated chrome towel rail, obscure glazed rear window, spot lights and a door which leads to the landing.





### **DRIVEWAY AND GARAGE**

To the front of the property the driveway has been extended to create side by side parking for multiple vehicles. The driveway then continues up the side of the property to a single garage with up and over door.

An old coal hole storage space can be accessed from the drive and neatly houses the property's central heating boiler.

### **REAR GARDEN**

Adjoining the house is a large level patio area which is perfect for outdoor furniture. Steps lead up to a further good sized level garden which is laid with artificial grass. Both areas are fully enclosed by boundary fencing and enjoy the quiet and privacy of having an open aspect behind.





**Note**

Please note this property is occupied by a member of the Paisley Team.

**AGENTS 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.



## **PAISLEY 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 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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

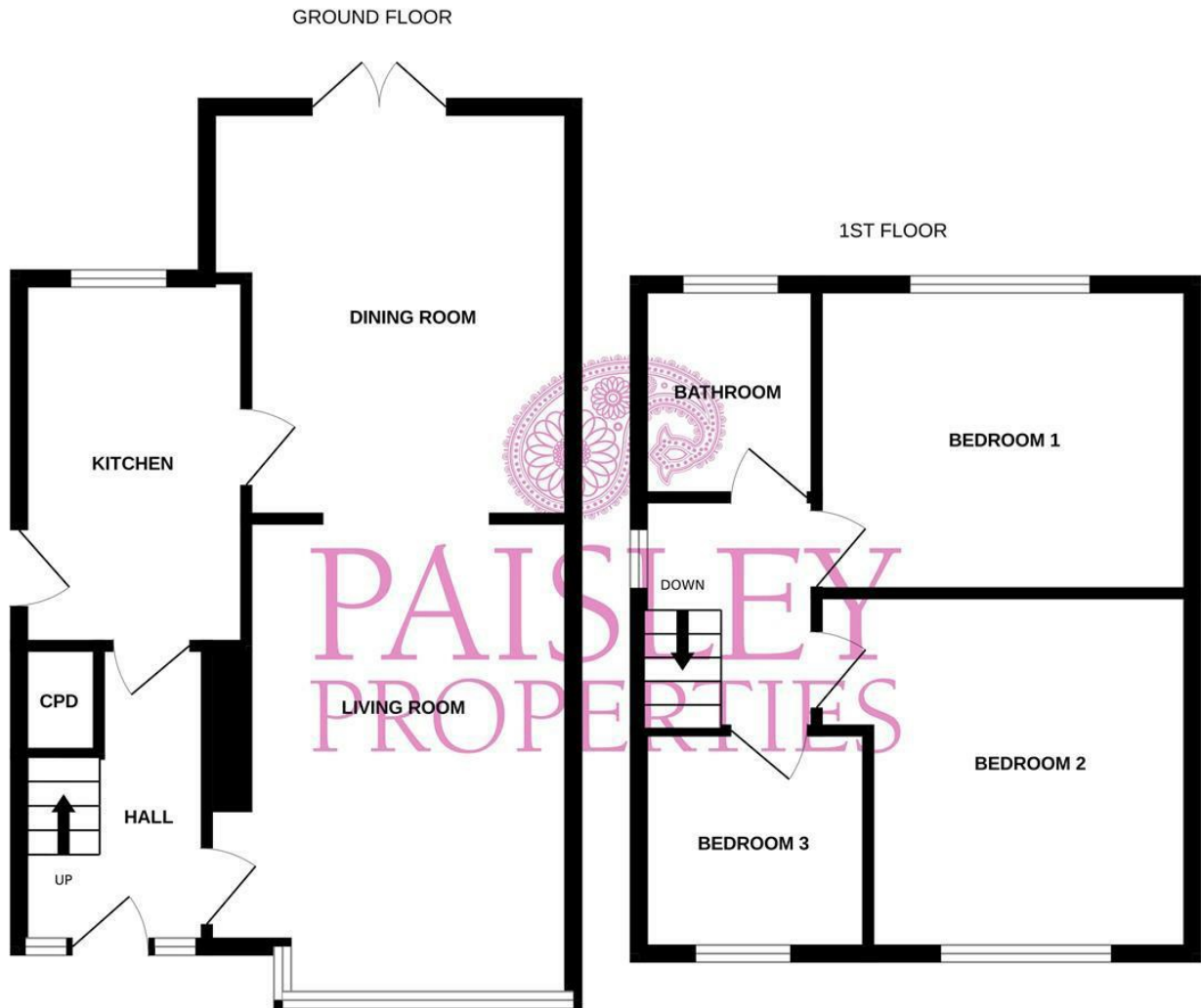
## **PAISLEY PROPERTIES**

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.

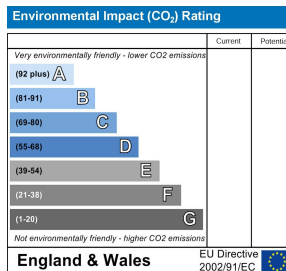
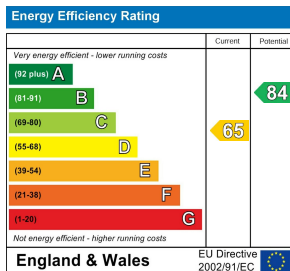
## **PAISLEY SURVEYORS**

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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