

13 Russett Grove,  
Newsome HD4 6QL

£300,000



**\*\*NO CHAIN\*\*** NEATLY POSITIONED ON A PEACEFUL CUL-DE-SAC, THIS BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED TRUE BUNGALOW IS MOVE IN READY AND BOASTS SPACIOUS LIVING ACCOMMODATION, MODERN FIXTURES AND FITTINGS, RECENTLY LANDSCAPED REAR GARDEN, DETACHED GARAGE WITH UTILITY AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 14'6" x 6'5" max**

You enter the property through a upvc glazed door with side window into this neutrally decorated and spacious entrance hallway. There is space to remove outdoor clothing and for freestanding furniture. Doors lead through to the lounge diner, kitchen, two double bedrooms and bathroom.



### **OPEN PLAN LOUNGE DINER 22'4" x 20'1" max**

This beautifully presented and generous size open plan lounge diner is flooded with natural light and boasts a wood burning stove with slate hearth creating a stunning focal point to the room. There is room for a selection of freestanding living and dining furniture and ample space for entertaining family and friends. A large bay style window gives a view out over the front garden and cul de sac beyond, patio doors open to the recently landscaped rear garden, a good sized serving hatch opens to the kitchen and a door leads through to the hallway.







### **KITCHEN 10'1" x 9'10" max**

This attractive kitchen has a range of oak wall and base units, Corion work surfaces with matching upstands and an inset sink and drainer with mixer tap over. There are integrated appliances including an electric oven, grill and microwave, four ring induction hob with concealed extractor fan over, fridge, freezer and plumbing for a dishwasher. The kitchen has practical vinyl flooring underfoot, a hatch gives a view into the lounge diner, a window gives a pleasant view, an external door opens to the rear garden and a door leads back through to the hallway.







### **BEDROOM ONE 11'10" x 9'4" to fitted wards**

This impressive bedroom situated at the rear of the property has a large window which allows the room to feel light and airy alongside enjoying a lovely outlook over the rear garden. The room has a bank of fitted sliding wardrobes, space to accommodate freestanding furniture and a door which leads through to the hallway.



### **BEDROOM TWO 12'10" x 11'5" max**

Currently used as a home office, this good size double bedroom is positioned at the front of the property, has ample space for bedroom furniture and a door leads through to the hallway.





### **BATHROOM 6'3" x 6'1" max**

This stylish bathroom is fitted with a three piece white suite, including a bath with shower over and glass screen, porcelain vanity hand wash basin with mixer tap and a low level W.C. The room has an obscure rear window, is fully tiled and has a chrome heated towel radiator. A door leads through to the hallway.



### **REAR GARDEN**

With no expense spared, this beautifully landscaped rear garden provides an expansive Indian sandstone patio with ample space for garden furniture to enjoy outdoor dining/entertaining. A sandstone wall and pillar lights divide the space and a couple of steps lead up to a well maintained lawn garden being enclosed by timber fencing. Gates give access to the front of the property.





## EXTERNAL FRONT, GARAGE, UTILITY AND DRIVEWAY

You enter onto a driveway with parking for multiple vehicles which leads to a detached single garage. The garage has an electric door, power, light and benefits from a utility area to the rear which can also be accessed by a side door from the rear garden.

The utility space provides storage, has plumbing for a washing machine, space for a tumble dryer and a wall hung porcelain sink.

To the front of the property is a lawn garden surrounded by a low stone wall, shrubs, raised flower beds and an Indian Sandstone pathway which leads to the front door and round to the side of the property where there is space for a log store.



## 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. \*

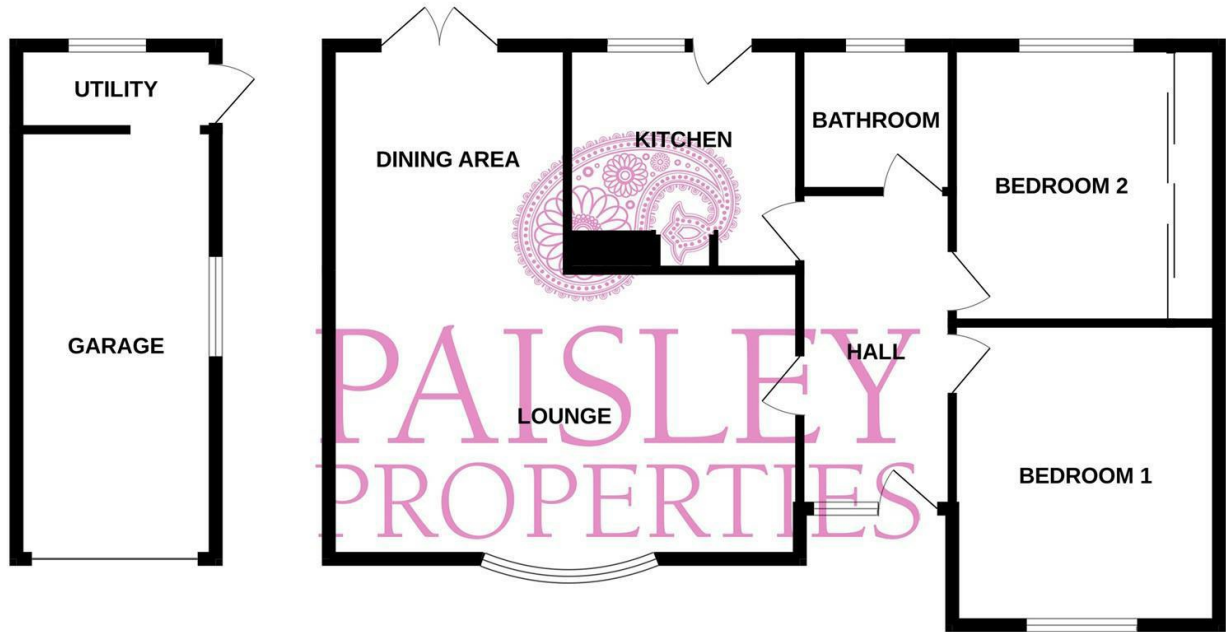
## **PAISLEY**

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.

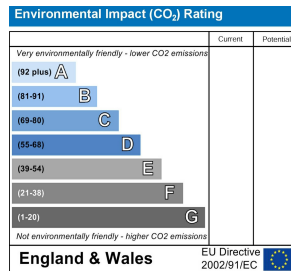
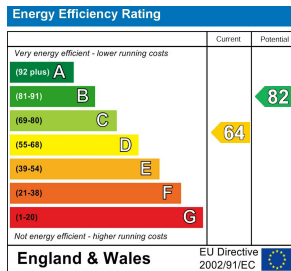
## **SURVEY TEXT**

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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