

40 Dartmouth Avenue,
Almondbury HD5 8UP

OFFERS AROUND
£274,000



****NO CHAIN**** IMMACULATEDLY PRESENTED THROUGHOUT AND "MOVE IN READY" IS THIS WONDERFUL THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTING SPACIOUS LIVING ACCOMMODATION, GARDENS TO FRONT AND REAR, DRIVEWAY FOR MULTIPLE VEHICLES AND DETACHED SINGLE GARAGE.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING E.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 8'11" x 7'8" max

You enter the property through a white obscure glazed upvc door into this extremely welcoming and good size entrance hallway with attractive tile flooring underfoot. There is a useful cupboard for storing outdoor clothing, doors lead to the ground floor WC, living/dining room, kitchen and stairs ascend to the first floor landing.



GROUND FLOOR W.C 5'11" x 3'4" max

Positioned off the entrance hallway, this handy ground floor cloakroom is fitted with a hand wash basin, low level w.c and is partially tiled. There is vinyl flooring underfoot and an obscure front window.

LOUNGE 16'10" x 11'6" max

This beautifully presented reception room houses a coal effect electric fire with marble surround. There is a good amount of space to accommodate free standing furniture, sliding glazed patio doors give a lovely view over the rear garden and an opening flows through to the dining room.



DINING ROOM 8'4" x 7'10" max

This wonderful dining room offers space for a dining table and chairs providing a great place for formal dining, a window over looks the rear garden and a breakfast bar separates the space giving a view through to the kitchen.



KITCHEN 11'8" x 8'3" max

This stunning kitchen boasts a range of high specification white wall and base units, appealing work surfaces with tile splash backs and a composite sink with mixer tap over. Integrated appliances include an electric oven and grill, four ring induction hob with designer extractor fan over, dishwasher and washer/dryer. A large complimentary breakfast bar provides additional space to dine and completes the kitchen area. Attractive tile flooring flows underfoot and spotlights to the ceiling complete the look. A side facing window gives a view over the driveway, two understairs cupboards house the boiler and provide extra storage. A doors lead through to the entrance hallway and an external door opens to the side of the property.



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 street scene below. Doors lead through to the three bedrooms, wet room, storage cupboard ideal for towels/bed linen and a ceiling hatch provides access to the loft.

BEDROOM ONE 12'1" x 11'3" max

This generously sized double bedroom is positioned to the rear of the property and offers a view over the rear garden and rooftops beyond. There is ample space for freestanding bedroom furniture and a door leads on to the landing.



BEDROOM TWO 10'11" x 10'6" max

Another good sized bright and airy double bedroom, positioned to the front of the property, which has ample space to accommodate freestanding bedroom furniture and a door leads on to the landing.



BEDROOM THREE 9'4" x 7'4" max

Currently used as a home office and located to the rear of the property is this neutrally decorated, small double bedroom with an integrated wardrobe/storage and a door leads on to the landing.



SHOWER ROOM 6'9" x 6'1" max

This contemporary shower room is fitted with a three-piece suite, including a walk in shower with black waterfall shower, hand held attachment and glass screen, vanity hand wash basin with black mixer tap, low level W.C and a fitted storage unit. The room is fully partially tiled with complimentary heated tile flooring underfoot and spotlighting to the ceiling. A side obscure window allows light to flow through and a door leads on to the landing.



REAR GARDEN

To the rear of the property there is a beautiful garden which is made up of two sections. Adjoining the property there is timber decking off the living/dining room ideal for outdoor dining with steps down to a stone pathway and leading down to the two lawned areas. The garden has a mixture of flower beds with plants and apple trees and there is also space for a greenhouse or shed to the rear of the garage if so desired. The garden is enclosed by a fence to two sides and then open to the front by the garage.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

At the front of the property is a well maintained lawn garden and a driveway with room for multiple vehicles leads to the side of the property which houses a single garage with up and over door and power.



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.

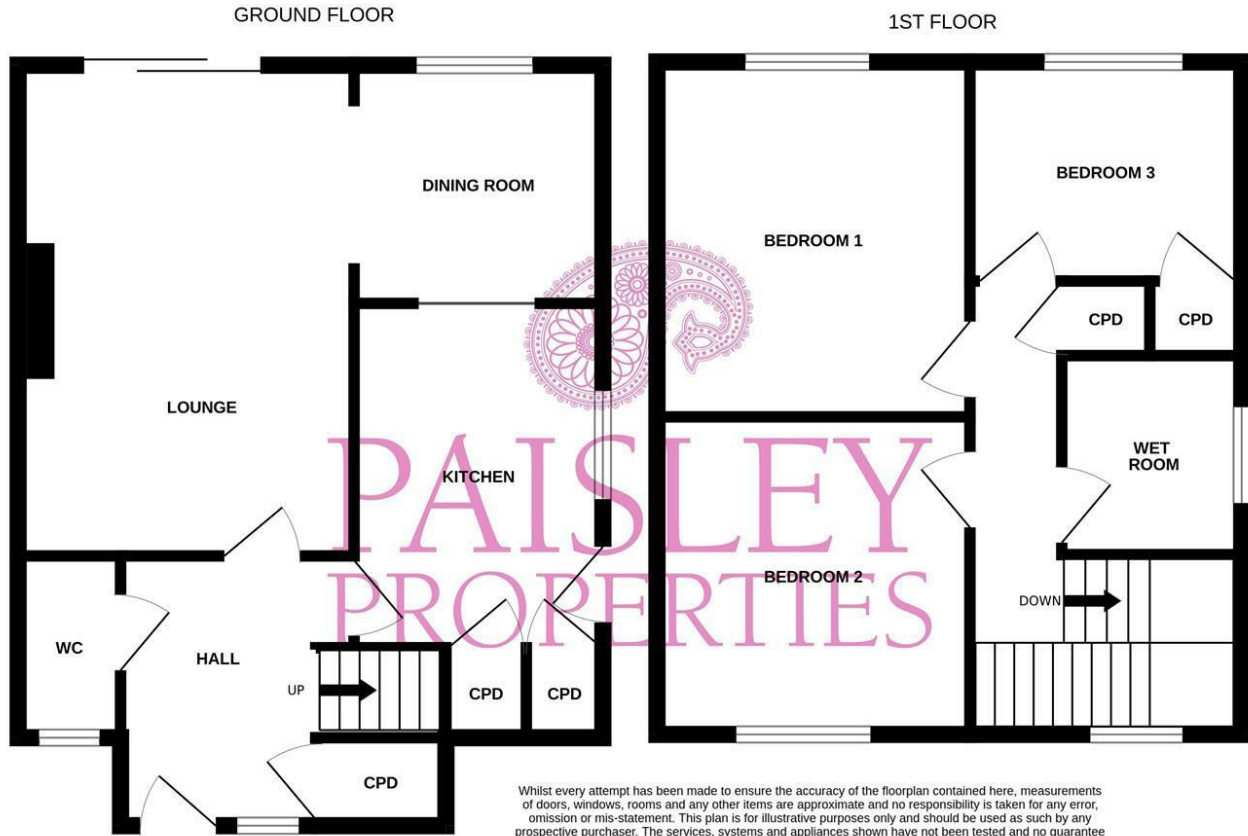
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

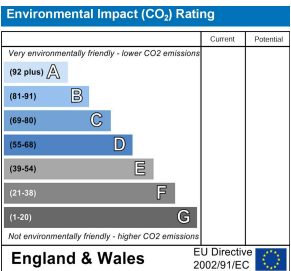
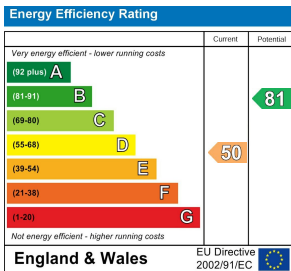
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

