

40 Helted Way,
Almondbury HD5 8XZ

OFFERS AROUND
£525,000



** MUST BE VIEWED TO APPRECIATE THE SIZE ON OFFER** SAT ON A SUPERB CORNER PLOT ON A PEACEFUL CUL DE SAC, THIS EXTENDED FOUR/FIVE BEDROOM DETACHED FAMILY HOME IS BEAUTIFULLY PRESENTED AND BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, SIZEABLE LAWNED GARDENS, PRIVATE DECKING AREA, DOUBLE GARAGE, SEPARATE PARKING FOR A MOTORHOME AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door with a side window into this spacious hallway which has beautiful tile flooring underfoot, space for freestanding furniture, a handy understairs storage cupboard and doors lead through to the lounge, dining room/snug, utility room, home office/bedroom five and a ground floor W.C. Stairs with a timber balustrade ascend to the first floor split landing.

LIVING ROOM 19'4" x 11'10" max

This exceptionally spacious lounge has a wonderful inset fire place with stone hearth and timber mantle housing a log burner and is flooded with natural light courtesy of the front window and patio doors which provide views over and open onto the garden. The room is nicely decorated and has solid white oak flooring underfoot. A door leads through to the hallway.



DINING KITCHEN 19'5" x 14'3" max

Extended, this fabulous 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 sage wall and base units, granite work surfaces, tiled splash backs and an inset porcelain sink and drainer with mixer tap over. There is space for a Rangemaster gas oven with extractor above, fridge freezer, fitted dishwasher and wine cooler. A large island with solid walnut worktop provides room for informal dining and further cupboard space. To one end of the room there is space for a snug area, dual aspect windows flood the room with natural light, there are spot lights to the ceiling and tile flooring underfoot. An external door opens onto the side decking and an archway opens to the dining room/snug.





DINING ROOM/SNUG 19'2" x 10'7" max

A fantastic additional living space this separate dining room would alternatively make a sizeable snug or second sitting room. The room is well presented, has tiled flooring and patio doors open out to the rear garden. A door leads back through to the hall and an archway leads through to the dining kitchen.



UTILITY ROOM 10'2" x 6'9" max

This practical room provides extra storage and has a fitted washing machine and dryer as well as being fitted with base units and a work surface. There is a side facing window with a view of the driveway, laminate flooring underfoot and a door leads through to the hall.



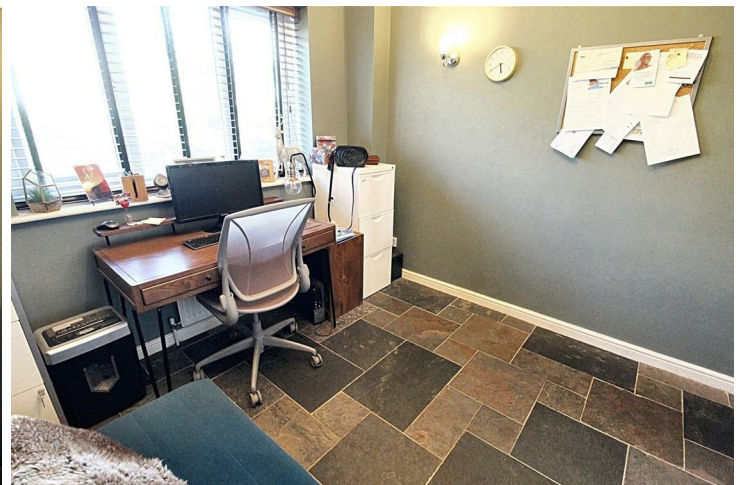
GROUND FLOOR W.C 6'2" x 2'9" max

Conveniently positioned off the hall is this modern downstairs W.C which is fitted with a hand wash basin sitting upon a vanity unit with mixer tap and a low level toilet. The room has a side obscure window and is partially tiled with bevelled metro tile with contrasting tile underfoot.



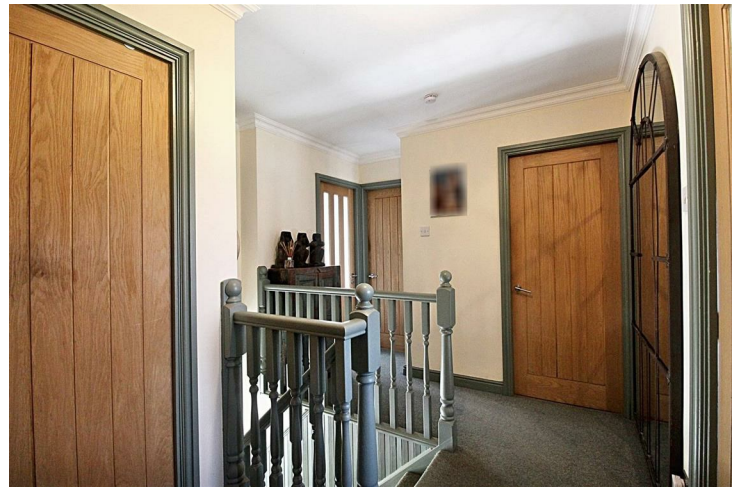
HOME OFFICE/BEDROOM FIVE 9'7" x 9'4" max

This versatile room is currently used as a home office with space for freestanding furniture, a fitted sliding storage unit, views over the garden and tile flooring underfoot. A door opens to the hall.



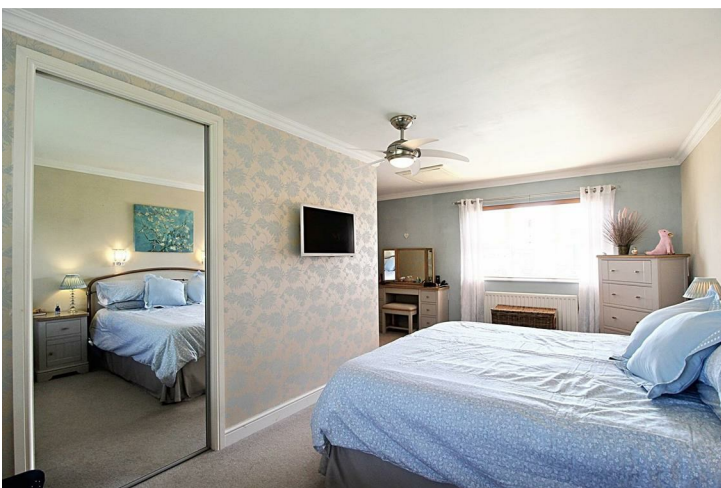
FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the hall to the split landing which has doors leading through to the four double bedrooms, house bathroom, shower room and a storage cupboard housing the boiler with space to store towels and bed linen.



BEDROOM ONE 20'2" x 19'5" max

Extended, this dual aspect master bedroom is generously sized with ample space for a king size bed and range of freestanding bedroom furniture. Neutrally decorated the room also boasts lovely far reaching views from its rear facing window and a front window lets in additional light. Doors lead through to the walk in wardrobe/dressing room and landing.



WALK IN WARDROBE/DRESSING ROOM 10'4" x 3'2" max

Accessed through a sliding mirrored door from bedroom one is the dressing room which has space for freestanding furniture, provides ample hanging space, has spotlighting to the ceiling and laminate flooring underfoot.

BEDROOM TWO 15'1" x 9'9" max

A superb second double bedroom this is situated to the front of the property and also benefits from cul de sac views from its windows. There is ample space for free standing furniture, a bulk head storage cupboard, neutral decor and a door which leads to the landing.



BEDROOM THREE 12'4" x 9'10" max

Located to the rear of the property is this light and airy double room. A window provides a lovely outlook over the garden and there is plenty of space for a range of bedroom furniture. A door leads onto the landing.



BEDROOM FOUR 11'7" x 9'5" max

Another double room, this is positioned to the rear of the property with pleasing far reaching views over the garden from its window. There is space for a selection of furniture items, a fitted sliding wardrobe and a door leads to the landing.



BATHROOM 10'10" x 6'4" max

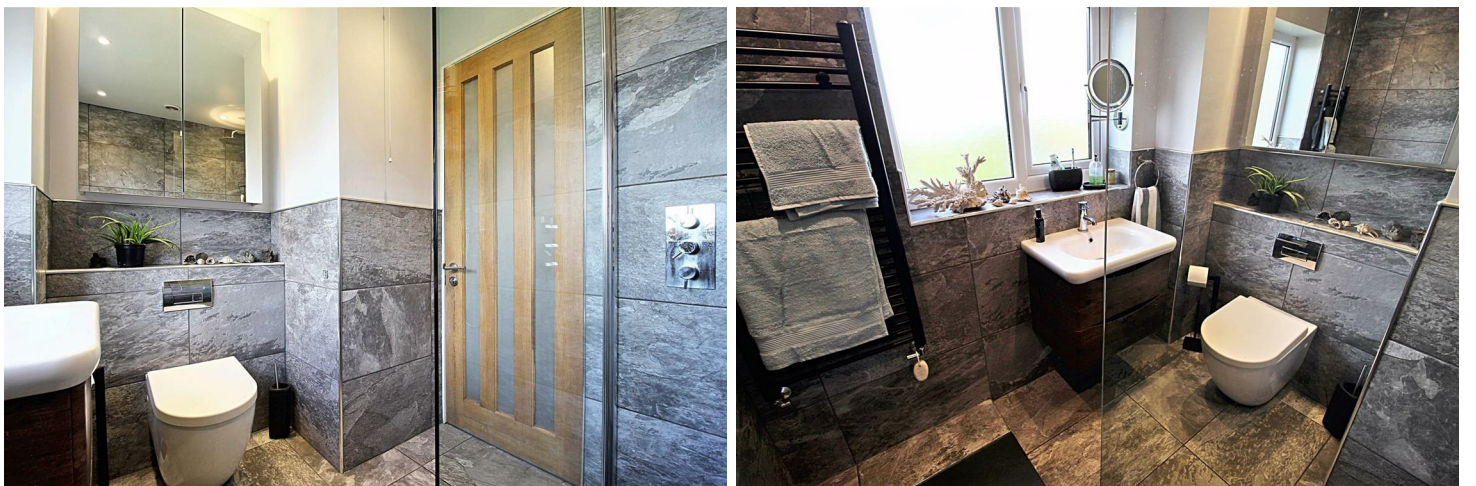
This luxurious house bathroom and wetroom is fitted with a four piece white suite including a freestanding roll top bath with freestanding mixer tap, waterfall shower, a large hand wash basin with mixer tap which sits upon a vanity unit and a low level W.C. The room is fully tiled in stone effect wall tiles, there is a heated chrome towel rail, obscure glazed front facing windows, spot lighting and complimentary tile flooring. A door leads to the landing.





SHOWER ROOM 7'8" x 6'5" max

Fitted with a contemporary three piece suite including a double walk in waterfall shower with hand attachment, hand wash basin which sits upon a vanity unit and a concealed unit W.C this modern space has an anthracite heated towel radiator, attractive wall and floor tiles, an obscure glazed rear facing window and a door which opens to the landing.



GARDENS

Sitting on an impressive garden plot, the property boasts a sizeable lawned rear garden with a hedged boundary and ample space for garden furniture and outbuildings if desired.

Accessed from the rear garden and dining kitchen is a private and peaceful decked area ideal for outdoor dining, family barbeques and for a hot tub.



EXTERNAL FRONT, DOUBLE GARAGE AND DRIVEWAYS

There is a driveway for multiple vehicles to the front of the property which leads to the double garage. The garages have up and over doors, power and lighting and an electric vehicle charging point.

At the side of the garage through a large timber gate is parking for a motorhome or caravan.

To the right side of the drive is a lawned garden with well maintained hedging and flower beds and a gate which gives access to the rear garden.



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.

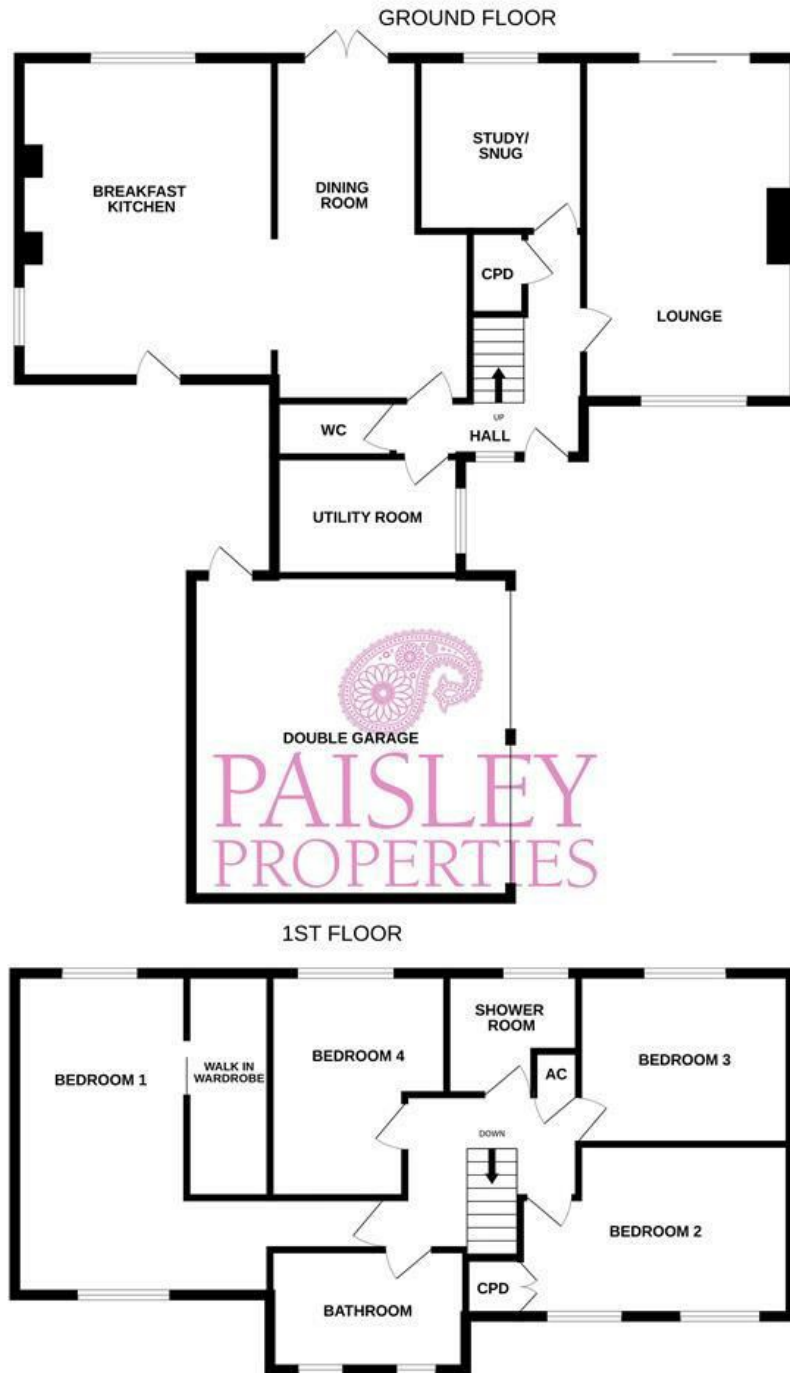
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

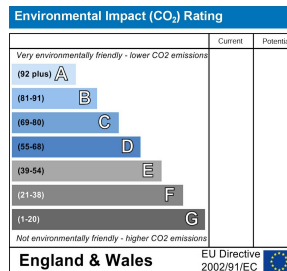
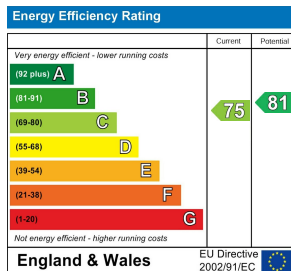
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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