

83 Town End,
Almondbury HD5 8NW

OFFERS AROUND
£325,000



PREVIOUSLY TWO HOUSES, THIS IMPRESSIVE THREE/FOUR DOUBLE BEDROOM END TERRACE FAMILY HOME BOASTS EXTREMELY SPACIOUS LIVING ACCOMMODATION, GARDENS AND OFF ROAD PARKING FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALL 14'9" 5'10" max

You enter the property through a composite part glazed door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. With ample room for the storing of shoes and coats, space for freestanding furniture, doors lead through to the living room, dining room and stairs with a timber balustrade ascend to the first floor landing.



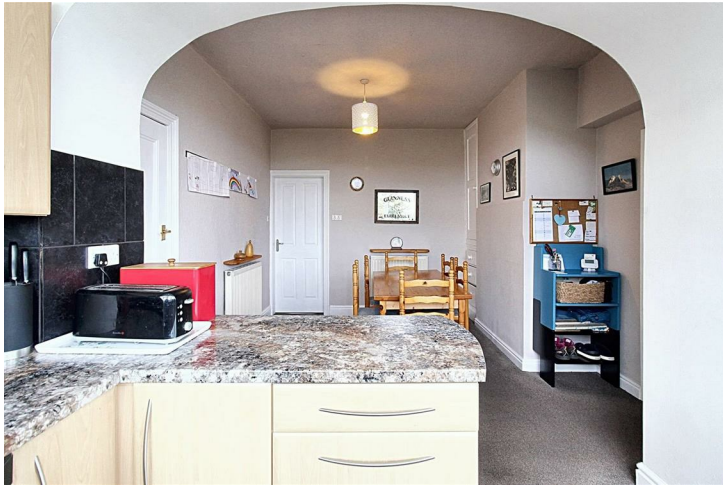
LIVING ROOM 22'7" x 14'11" max

This extremely generous size living room is light and airy courtesy of its three front facing windows. The room has a great amount of space to accommodate free standing furniture, alcoves to either side of the chimney breast which houses a gas fire with stone hearth and a door leads through to the entrance hall.



DINING ROOM 11'3" x 11'2" max

Accessed from the entrance hall is the dining room which has space for a dining table and chairs, freestanding furniture and fitted floor to ceiling cupboards and drawers. Doors lead through to the snug/home office, cellar head and an archway opens to the kitchen.



KITCHEN 18'4" x 7'3" max

Flooded with natural light and with lovely views over the rear gardens and driveway is the kitchen which is fitted with a range of timber effect wall and base units, contrasting roll top work surfaces and a porcelain sink and drainer with mixer tap over. There are integrated appliances including an electric oven, four ring gas hob with extractor fan over, plumbing for a washing machine, space for a tumble dryer, undercounter fridge and freezer. The kitchen has laminate tile flooring underfoot. An archway opens to the dining room and an external door opens to the rear garden..



SNUG/HOME OFFICE 13'11" x 10'10"

This cosy room is positioned off the dining room and is currently used as a snug and home office. There is a decorative tile fireplace with timber surround, space for freestanding furniture, a floor to ceiling storage cupboard and two rear facing windows.



GROUND FLOOR W.C 6'5" x 3'2" max

This handy ground floor W.C is accessed from the cellar head and comprises of a white wall hung wash basin with tile splashback and low flush toilet, rear obscure window and laminate tile flooring underfoot.

CELLAR 16'8" x 7'6" max

This good sized cellar has light and is great for additional storage.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has a rear facing window with pleasant views, doors open to three bedrooms, the house bathroom and a staircase ascends to the loft rooms.

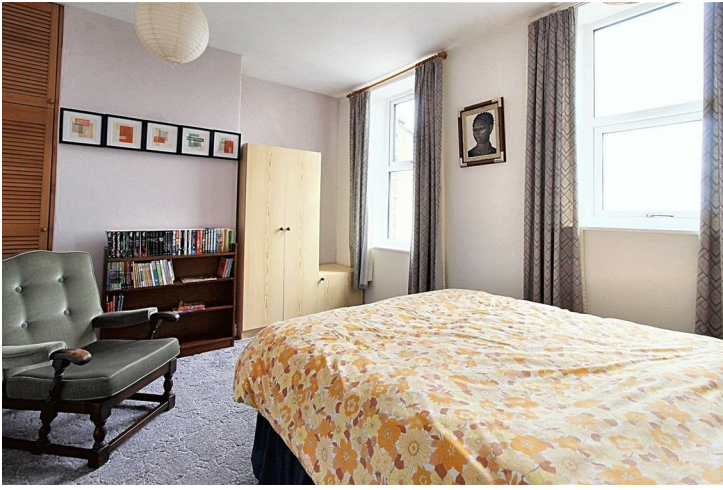
BEDROOM ONE 13'3" x 14'9" max

Positioned at the front of the property with two windows giving views over the street scene below and being an excellent sized double bedroom with ample room for freestanding furniture. A door leads on to the landing.



BEDROOM TWO 14'0" x 10'11" max

This neutrally decorated double bedroom positioned to the rear of the house has space for freestanding furniture, fitted louvre style storage and two windows which gives lovely far reaching countryside views and a door leads on to the landing.



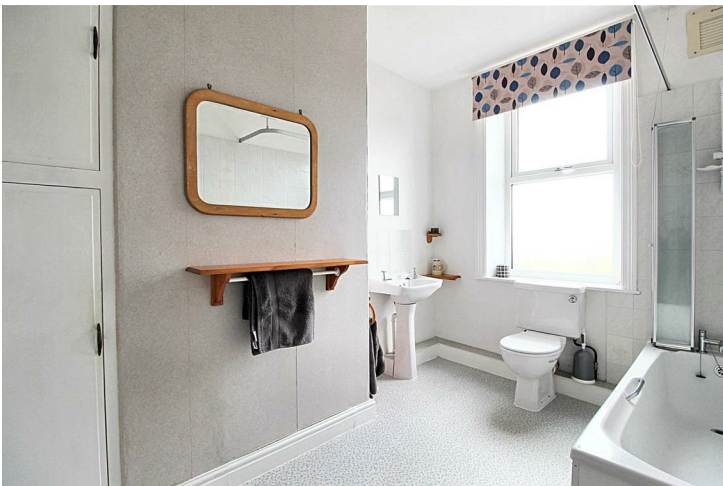
BEDROOM THREE 14'0" x 11'10" max

Another good size double bedroom with two front facing windows, a handy understairs storage cupboard and ample space for bedroom furniture. A door leads on to the landing.



BATHROOM 10'9" x 7'10" max

This sizeable house bathroom has a white three piece suite which comprises of a bath with shower over and bifold glass screen, low flush W.C and a pedestal hand wash basin. The room is partially tiled with complimentary vinyl flooring underfoot. A large rear obscure window allows light to flood through and a door leads on to the landing.



LOFT ROOM / HOBBY ROOM 26'5" x 13'11" max

Accessed from the first floor landing and nestled in the eaves is this multi purpose loft room which is currently used as a hobby room. There is timber flooring underfoot, a large velux and beams to the ceiling and a door leads through to the second loft room/bedroom four.



LOFT ROOM / BEDROOM FOUR 16'7" x 12'6" max

Another spacious room which could be used for a variety of purposes from the original bedroom, to a teenage retreat, games room, hobby room or home office. There is under eaves storage and a velux window giving plenty of natural light.



REAR GARDEN AND PARKING

To the rear of the property there is a patio garden ideal for outdoor entertaining and with ample space for garden furniture and a hardstanding drive. Across the lane is a well maintained lawn area and a garden stocked with colourful shrubs, plants and bushes.

A shared driveway gives access to the parking spaces at the rear of the property.





EXTERNAL FRONT

At the front of the property, a timber gate leads through to a garden area with well maintained laurel hedge borders and ideal for decorative pots/plants.



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.

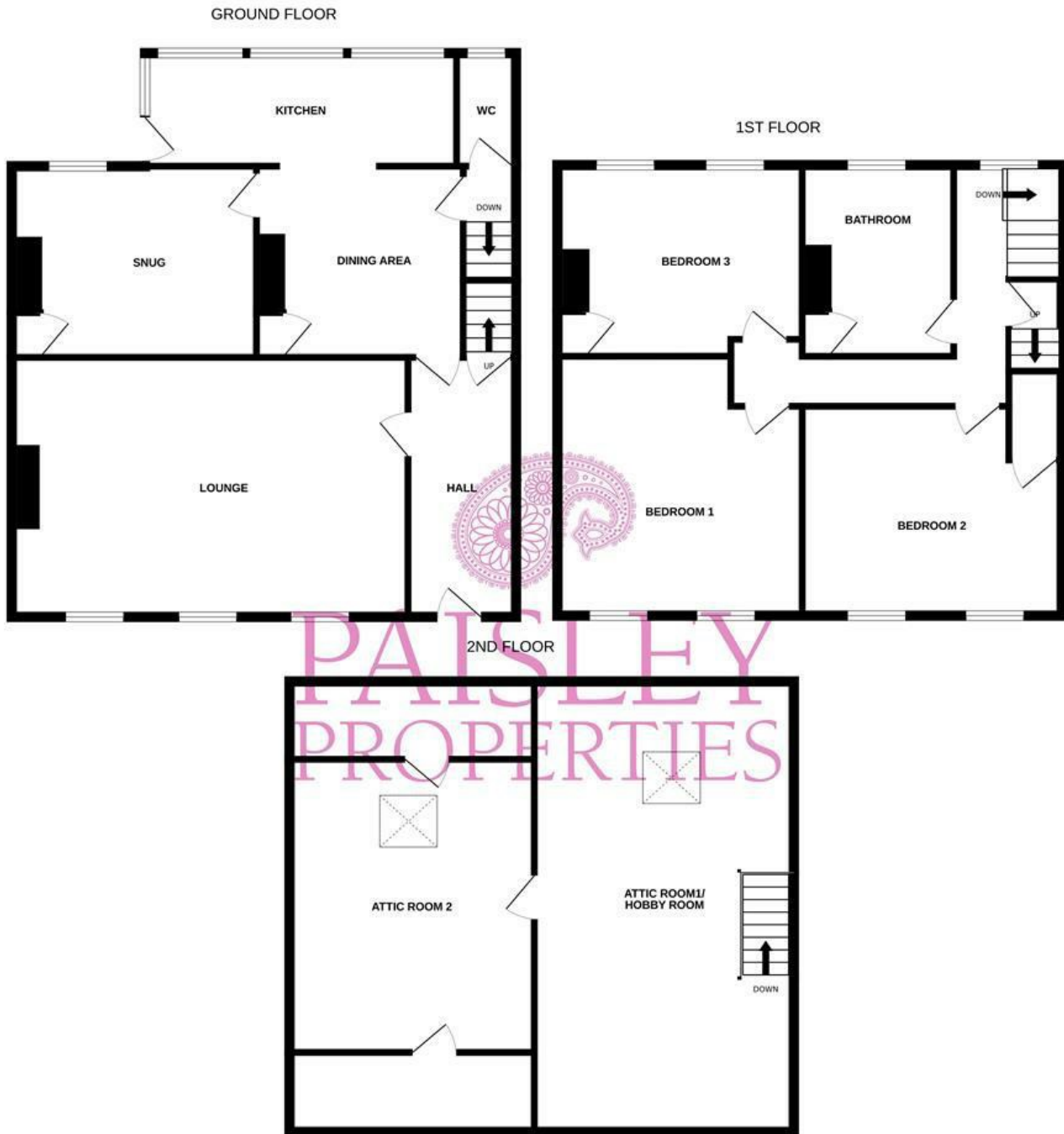
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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