

5 Fenay Crescent,
Almondbury HD5 8XY

OFFERS AROUND
£315,000



THIS WELL LOVED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, SCOPE FOR IMPROVEMENT, BEAUTIFULLY LANDSCAPED GARDENS, DRIVEWAY AND ATTACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into this extremely welcoming and bright entrance hallway with obscure glazed windows and space for freestanding furniture. There is a useful cupboard for storing outdoor clothing and plumbing for a washing machine, doors lead to the ground floor WC, lounge diner, breakfast kitchen and stairs with a timber balustrade ascend to the first floor landing.



LOUNGE DINER 22'7" x 12'10" max

This great size reception room is light and airy courtesy of the large window with garden views and glazed sliding doors which open to the conservatory. The room has a marble fireplace housing a gas fire and ample space for freestanding living and dining furniture, making this room an excellent entertaining space. A door leads back through to the entrance hallway.



CONSERVATORY 11'3" x 8'2" max

Accessed through the lounge diner and flooded with natural light is this great addition to the home which could be used for an array of purposes and is the perfect place to enjoy the views over the rear garden. A patio door opens to the garden.



BREAKFAST KITCHEN 13'0" x 7'6" max

The kitchen is fitted with a range of white wall and base units, contrasting work tops and a stainless steel sink with mixer tap over. Integrated appliances include a gas oven, four ring gas hob with extractor above and a fridge. There is plumbing for a dishwasher. To the side of the kitchen is space for a small dining table and chairs. A window overlooks the front garden, an external door opens to the side of the property and a door leads back through to the entrance hallway.



GROUND FLOOR W.C. 8'0" x 3'1" max

Positioned off the entrance hallway, this handy ground floor cloakroom is fitted with a pedestal hand wash basin with mixer tap and a low level W.C.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing and doors lead through to the four double bedrooms, shower room, storage cupboard housing the water cylinder and ideal for towels/bed linen and a ceiling hatch with pull down ladder provides access to the loft.

BEDROOM ONE 13'0" x 11'1" max

Located to the rear of the property is this generous double bedroom which is neutrally decorated and benefits from pleasant garden and park views and has ample space for freestanding furniture. A door leads onto the landing.



BEDROOM TWO 11'1" x 10'0" max

Currently used as a home office and positioned to the rear of the property with lovely views is this double bedroom which has space for an array of furniture and a door leads onto the landing.



BEDROOM THREE 11'0" x 9'10" max

This well presented double bedroom is positioned at the front of the property with a view over the street scene below. There is a bank of fitted sliding wardrobes, space for bedroom furniture and a door leads on to the landing.



BEDROOM FOUR 13'1" x 8'1" max

Another bright double bedroom located to the front of the property with a bank of fitted wardrobes and a surprising bulk head storage area. There is space for freestanding bedroom furniture and a door leads onto the landing.



SHOWER ROOM 6'1" x 5'4" max

This attractive shower room is fully tiled and comprises of a three piece white suite including a corner shower with glass screen, low flush W.C, pedestal hand wash basin with mixer tap, side obscure window, chrome heated towel radiator and complimentary vinyl tile flooring underfoot completes the look. A door leads on to the landing.



LOFT 8'8" x 26'7" max

This good size loft has power, light and is fully boarded with eaves storage.



REAR GARDEN

This enclosed and beautifully landscaped garden has a patio ideal for outdoor entertaining and a well maintained lawn surrounded by vibrant and colourful bushes, plants and flowers. Pathways give access to the front of the property and a timber gate allows access to the park behind.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a block paved driveway which has room for one vehicle leading to a single attached garage with light, power and up and over door. To the side of the driveway is a garden with bursting with colourful plants, flowers shrubs and bushes. Pathways to either side lead through 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.

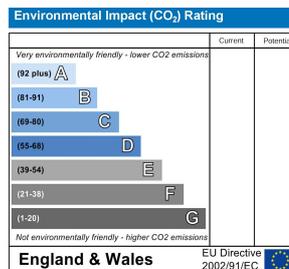
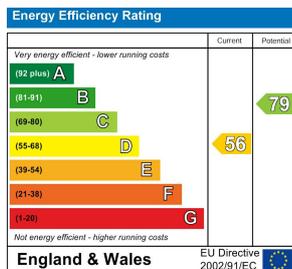
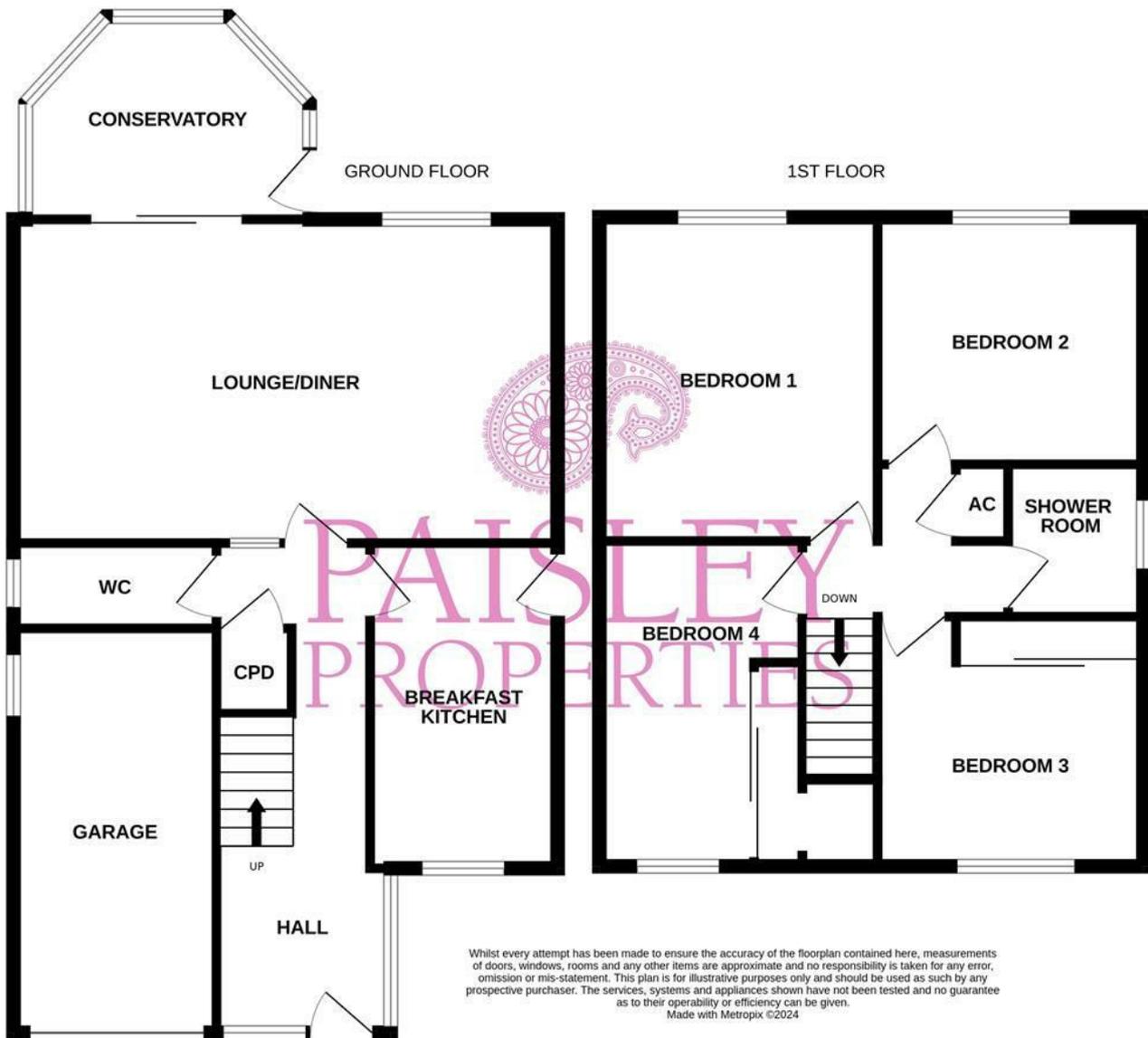
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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