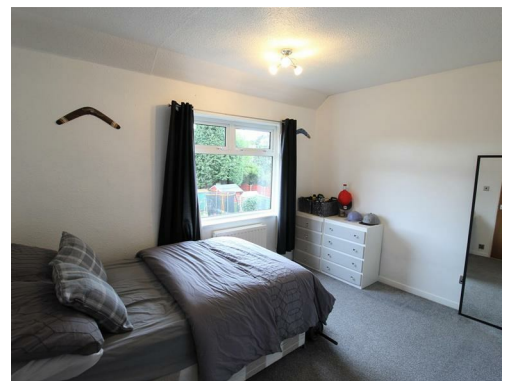


10 Daw Royds,
Almondbury HD5 8SJ

OFFERS AROUND
£165,000



THIS TWO BEDROOM SEMI-DETACHED FAMILY HOME IS WELL PRESENTED THROUGHOUT AND BOASTS A MODERN KITCHEN, TWO DOUBLE BEDROOMS, GENEROUS SIZED GARDENS AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C / NON STANDARD CONSTRUCTION

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 5'11" x 10'5" max

You enter the property through a partially glazed Upvc door in to this welcoming entrance hallway which has space to remove coats and shoes, a handy under stairs cupboard provides excellent storage and door lead through to the lounge and kitchen, stairs ascend to the first floor landing.

**KITCHEN 12'7" x 11'5" max**

This immaculately presented kitchen is located to the rear of the property with views over the garden through the rear facing window and is fitted with cream shaker style wall and base units, oak effect work surfaces, sink with drainer and mixer tap over, electric four ring hob and oven with over head extractor fan. There is space for a free standing fridge/freezer, plumbing for a washing machine and a convenient oak effect breakfast bar sits in the corner with space for two stools. A handy cupboard provides storage for household items, there is wood effect vinyl flooring underfoot and doors leads through to the entrance hallway and dining room.



DINING ROOM 8'8" x 8'11" max

This fantastic reception room is located to the rear of the property with french doors that lead out to the rear garden making it perfect for entertaining. There is space for a large dining table and chairs and further free standing furniture. This versatile space would alternatively make a great play room or home office if desired and an opening leads though to the lounge and a door leads through to the kitchen.



LOUNGE 12'7" x 11'5" max

This light and airy lounge follows on from the dining area with the tasteful neutral decor connecting the two rooms. There is ample space for free standing living room furniture and a large front facing window looks out over the front garden. A wall mounted electric coal effect fire creates a lovely focal point to the room and a door leads through to the hallway and an opening leads through to the dining room.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing. There is a side facing window, a ceiling hatch providing access to the loft and doors lead through to the two bedrooms and house bathroom.

BEDROOM ONE 15'11" x 10'5" max

This generously sized double bedroom spans the width of the property and has an abundance of light courtesy of the two large front facing windows and offers ample space for free standing bedroom furniture. The room is tastefully decorated, there is a useful cupboard to one corner and a door leads onto the landing.



BEDROOM TWO 11'11" x 10'2" max

Located to the rear of the property, this fantastic sized double bedroom enjoys a pleasant outlook over the rear garden from its window and benefits from a fitted single wardrobe, shelving and desk with additional floor space for free standing furniture. A door leads to the landing.



BATHROOM 5'4" x 6'7" max

This contemporary bathroom is fitted with a three piece white suite including corner shower cubicle with sliding doors, wall mounted hand wash basin with mixer tap over and a low level W.C, this stylish bathroom is fully tiled with white wall tiles, has a rear facing obscure glazed window and black tiles underfoot. A door leads to the landing.



FRONT GARDEN

The property has a lawned garden to the front with a path leading to both the front door and side gate. A drive sits to the side and offers parking for one car.



REAR GARDEN

This fantastic garden is enclosed by boundary fencing and is exceptionally large. The garden is mainly laid out to lawn and has lovely borders made up of trees, shrubs and plants. A concrete patio area adjoins the property, which would make the ideal space for outside dining and entertaining. The path continues down the side of the property to a gate which provides access to the front of the property. There is also a useful outhouse / shed which is a brilliant place to house garden furniture and tools.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, A

PROPERTY CONSTRUCTION: NON STANDARD CONSTRUCTION

PARKING: DRIVEWAY

UTILITIES:

*Water supply & Sewerage - MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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

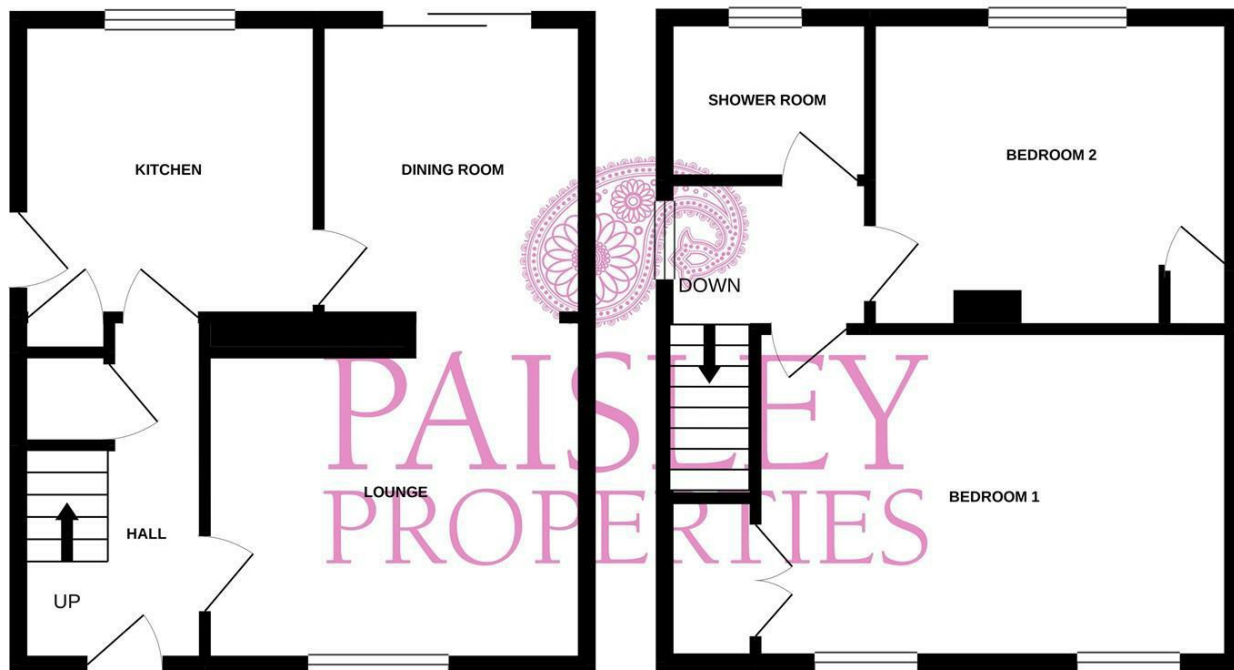
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

SURVEY TEXT

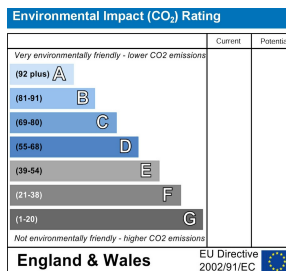
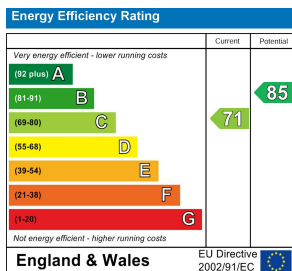
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

GROUND FLOOR

1ST FLOOR



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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