

107 Kaye Lane,  
Almondbury HD5 8XT

OFFERS AROUND  
£360,000



SITUATED ON THE HIGHLY DESIRABLE KAYE LANE WITH FANTASTIC FAR REACHING VIEWS IS THIS UNIQUE THREE DOUBLE BEDROOM DETACHED FAMILY HOME WHICH BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, BEAUTIFULLY LANDSCAPED GARDENS ADJOINING OPEN FIELDS, CONSERVATORY, DETACHED GARAGE AND A BLOCK PAVED DRIVEWAY.

LEASEHOLD - 999 YEARS - EXPIRING 2952 - £6 PER ANNUM / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a Upvc door into this welcoming and spacious entrance hallway where there is space to remove coats and shoes, understairs storage and space for freestanding furniture if desired. Doors lead through to the living room, kitchen, dining room, home office/bedroom three, bathroom, separate W.C and stairs with a timber balustrade ascend to the first floor landing.



## LIVING ROOM 16'1" x 14'4" max

This generously sized living room is flooded with natural light courtesy of the sliding patio doors with fantastic garden views and two side windows. The room is beautifully decorated in neutral tones and has ample space for freestanding furniture. A door leads back through to the hallway.



### **KITCHEN 9'10" x 7'10" max**

Positioned to the rear of the property with lovely garden views is the kitchen which comprises of timber wall and base units, roll top work surfaces, tiled splash backs and a single bowl stainless steel sink and drainer with mixer tap over. There is space for an electric oven with extractor above, undercounter fridge and plumbing for a dishwasher. A handy storage pantry houses the boiler and provides further plumbing for a washing machine. Laminate flooring flows underfoot and doors lead to the side of the property and back through to the entrance hallway.



### **DINING ROOM 9'10" x 9'9" max**

Located at the front of the property this good size dining room has plenty of space for a table and chairs alongside other freestanding furniture and a window overlooks the garden and driveway. A door leads through to the entrance hallway.



### **HOME OFFICE/ BEDROOM THREE 11'0" x 9'10" max**

Currently used as a home office and located on the ground floor with views over the garden is this nicely decorated double bedroom with a fitted wardrobe, space for freestanding furniture and a door leads through to the entrance hallway.



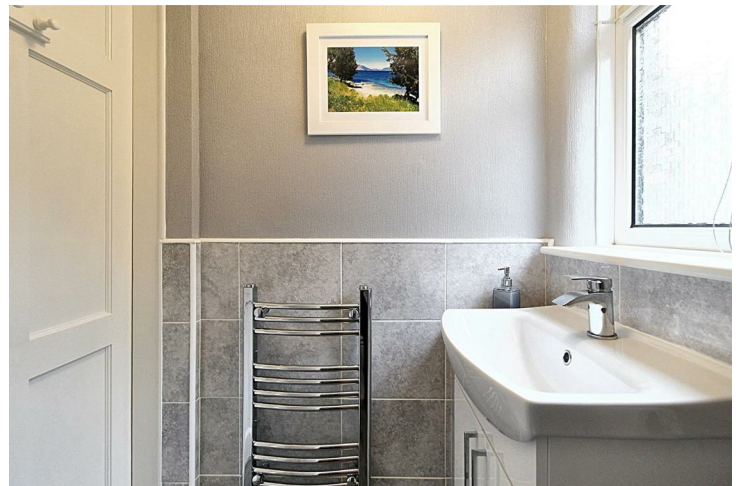
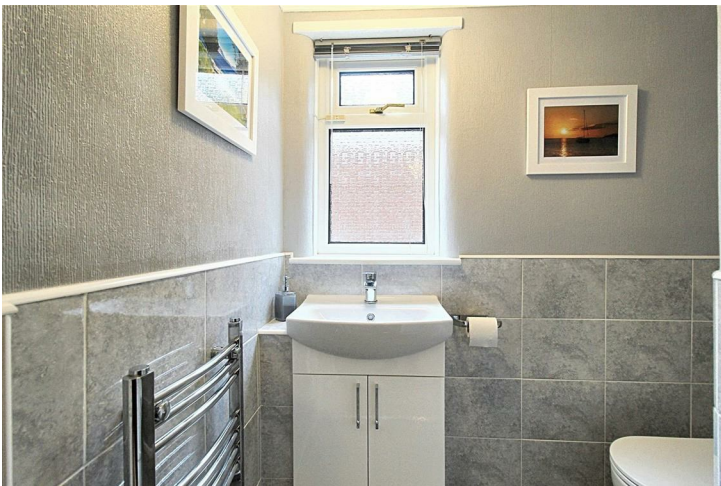
**BATHROOM 6'9" x 5'5" max**

This light and airy ground floor bathroom comprises of a bath with shower over and glass screen, pedestal hand wash basin and floor to ceiling storage ideal for towels and toiletries. The room is partially tiled, has a large obscure window and a door leads to the hallway.



**SEPARATE W.C 6'1" x 4'0" max**

This attractive ground floor cloakroom comprises of a vanity hand wash basin with mixer tap, low level W.C, chrome heated towel radiator and side obscure window. The room is partially tiled and has complimentary tile flooring underfoot. A door leads to the hallway.



## FIRST FLOOR LANDING

Stairs with a timber balustrade ascend to the first floor quarter landing which has a side window with lovely views over to Castle Hill and doors lead to two double bedrooms and the shower room.

## BEDROOM ONE 14'0" x 13'9" max

A well proportioned double bedroom which has a bank of fitted wardrobes and can comfortably accommodate freestanding furniture. A large window provides wonderful far reaching views over the rear garden, open fields and over to Emley Moor Mast and Castle Hill. A door leads to the landing.



## BEDROOM TWO 11'0" x 9'11" max

Positioned to the front of the property is a neutrally decorated double bedroom which also benefits from a fitted wardrobe and space for freestanding furniture. The room has a front facing window with an outlook over the garden, street scene and far reaching views beyond. A door leads to the landing.



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

Located on the first floor and fitted with a stylish three piece white suite including a corner shower with glazed screen, a pedestal hand wash basin and a low level w.c. The room is fully tiled with complimentary matching vinyl flooring underfoot, has an obscure glazed side facing window, chrome heated towel rail and a door leads to the landing.



### **CONSERVATORY 12'3" x 8'10"**

Providing the perfect space to sit and enjoy the beautiful garden from inside this superb addition to the property, having glazing to three sides including doors which open out onto the patio. The room has, electric, a ceiling fan and tile flooring underfoot



### **REAR GARDEN**

Lovingly landscaped to create a stunning garden which adjoins open fields with fantastic far reaching views. With a range of spaces to enjoy, including a patio area ideal for outdoor dining with ample space for garden furniture, a large well maintained lawn wraps round the rear and is surrounded by well stocked and colourful flower bed borders.





### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

Boasting a lovely curb appeal and accessed by a blocked pave driveway with a pathway leading to the front door, again with lovely views over the street scene and over to Huddersfield beyond with a well maintained lawn garden, colourful bushes, plants and flower beds.

A wrought iron gate gives access to the rear garden and a single detached garage with an electric roller door provides parking for one vehicle, extra space for storage, a tumble dryer and fridge freezer if desired. Garage size 21 ft 6 x 10 ft 4 max.





## 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.

Viewing is strictly via appointment only.

## 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.

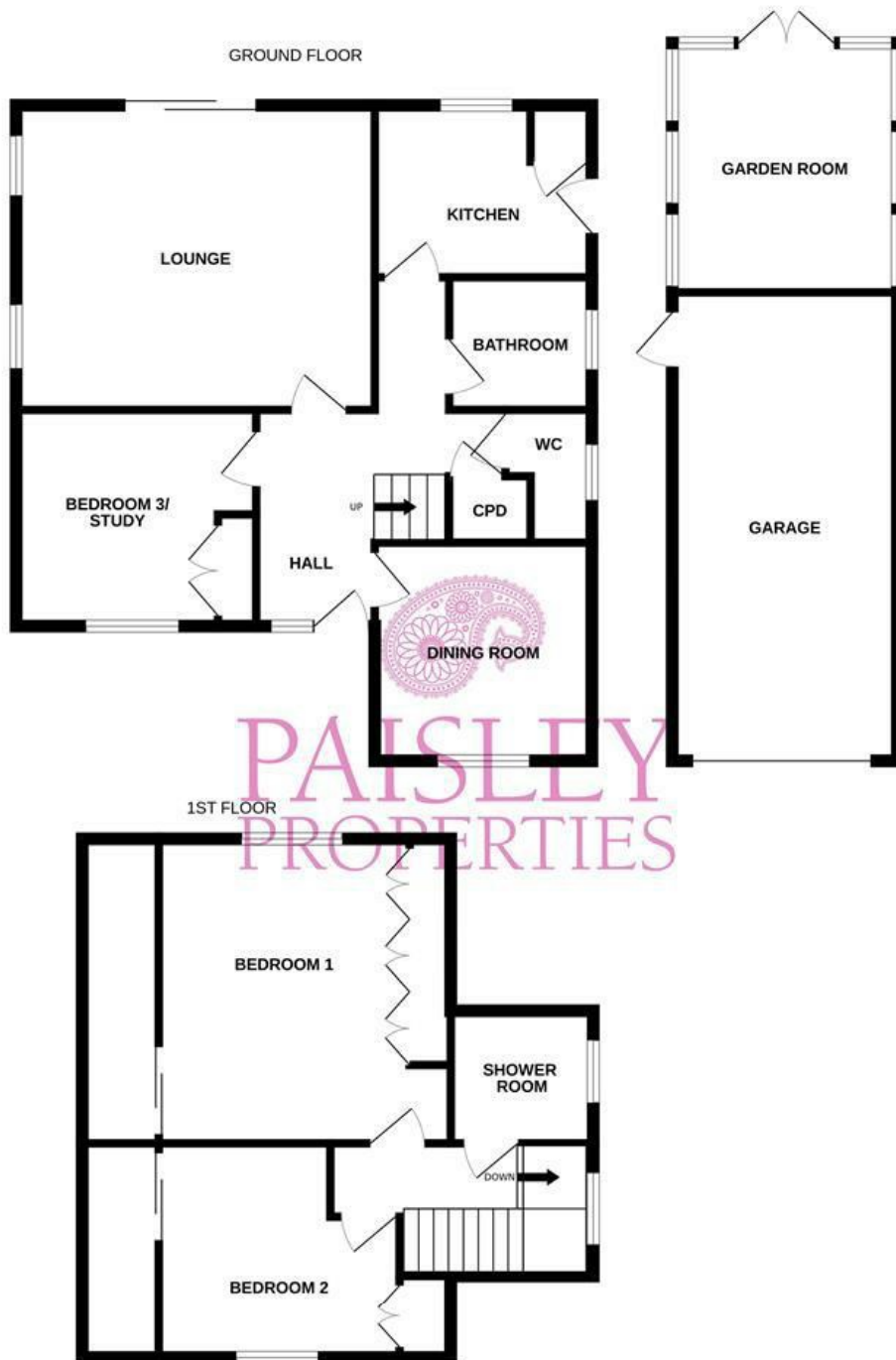
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**PAISLEY**

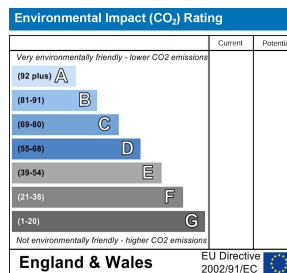
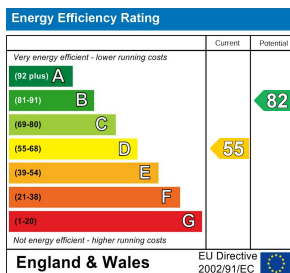
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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