

53 Thorpe Lane,
Almondbury HD5 8TS

OFFERS AROUND
£170,000



WELL PRESENTED THROUGHOUT, THIS THREE BEDROOM MID TERRACE FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION AND BEAUTIFULLY MAINTAINED GARDENS.

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

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a white glazed UPVC door with obscure glazed side window into a bright and welcoming hallway which has ample space for removing outdoor clothing and a handy understairs storage cupboard. Doors lead to the lounge, kitchen and stairs ascend to the first floor landing.



LOUNGE 12'6" x 11'6" max

This light and airy reception room is neutrally decorated and has a decorative inset fireplace with slate hearth and timber mantle. There is a good amount of space to accommodate free standing furniture, a window overlooks the front garden and laminate flooring flows underfoot. A door leads through to the entrance hallway.



KITCHEN 9'11" x 9'8" max

Positioned at the rear of the property is this attractive kitchen which is fitted with cream gloss wall and base units, contrasting roll top work surfaces with matching upstands and a stainless steel sink and drainer with mixer tap over. The kitchen benefits from a fitted electric oven and four ring gas hob with extractor fan above, space for a fridge, freezer and plumbing for a washing machine. Vinyl tile flooring gives a practical solution underfoot and a window looks out onto the rear patio. A door leads through to the dining room and an external door opens to the garden.



DINING ROOM 8'10" x 8'9" max

Located to the rear of the property with views over the garden is the dining room which has plenty of space for dining room furniture, laminate flooring underfoot and a door leads through to the kitchen.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has space for freestanding storage and doors lead through to the three bedrooms and house bathroom. A loft hatch provides access into the loft space.



BEDROOM ONE 11'9" x 8'5" max

This generously sized double bedroom is positioned to the rear of the property offering pleasant garden and rooftop views. This tastefully decorated room benefits from an integrated wardrobe, integrated shelving and space for freestanding bedroom furniture. A door leads through to the landing.



BEDROOM TWO 10'4" x 8'0" max

Another fantastic double bedroom positioned to the front of the property with views over the garden and street scene beyond. There is ample space for freestanding furniture, inset shelving and a door leads through to the landing.



BEDROOM THREE 8'3" x 7'4"

A bright and good size single bedroom located at the front of the property, benefitting from a fitted wardrobe and laminate flooring underfoot. A door leads through to the landing.



BATHROOM 6'9" x 5'7" max

This modern house bathroom is fitted with a three piece white suite including a bath with shower over with glass screen, pedestal hand wash basin and a low level W.C. The room is partially tiled, has complementing vinyl flooring underfoot, a rear obscure glazed window, anthracite heated towel radiator and a door leads onto the landing.



REAR GARDEN

This beautifully maintained and fence enclosed garden offers a patio ideal for outdoor dining and barbeques, a small lawn area with decorative pebble borders and ample space for garden furniture. An outbuilding provides storage.





EXTERNAL FRONT

Entered by a timber gate is an enclosed lawn area surrounded by mature shrubs, plants and colourful flower beds. A pathway leads to the front door and a shared ginnel leads 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.

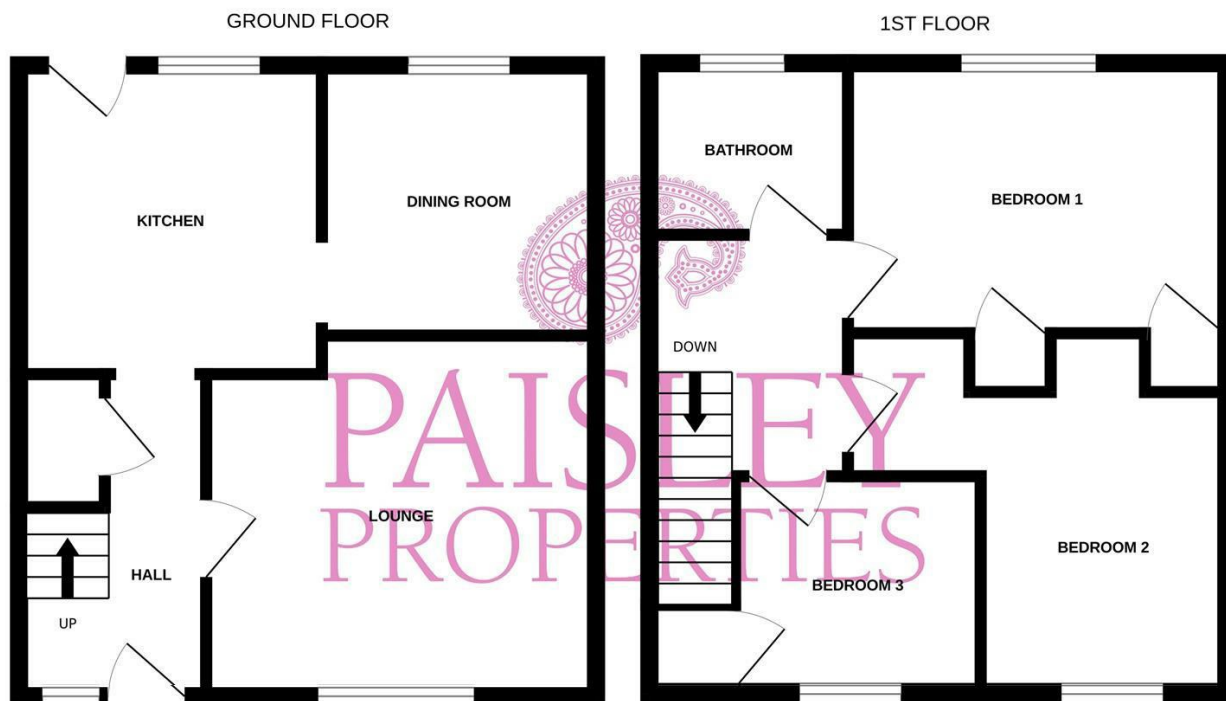
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

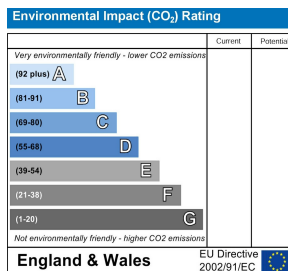
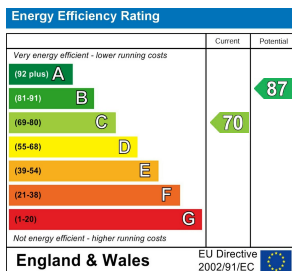
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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