

21 Kaye Lane,
Almondbury HD5 8XP

OFFERS AROUND
£295,000



THIS DECEPTIVELY SPACIOUS CHARMING TWO BEDROOM SEMI DETACHED BUNGALOW IS BEAUTIFULLY PRESENTED THROUGHOUT AND BOASTS VERSATILE LIVING ACCOMMODATION, SCOPE FOR LOFT CONVERSION, LOVELY ENCLOSED REAR GARDEN, COUNTRYSIDE VIEWS AND DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD / COUNCIL TAX BAND C / EPC D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed composite door into the welcoming and airy entrance hallway which has space to remove coats and shoes. Doors lead to the lounge diner, family room, two bedrooms and shower room.

LOUNGE/DINER 18'6" x 11'10"

This generously sized reception room is a great entertaining/dining space, has ample space for freestanding furniture, dining table and chairs and the focal point being the gas fire with marble surround and hearth. A large bay window and a second front facing window allows natural light to flood through giving a pleasant outlook over the front garden. A door leads through to the kitchen and through to the entrance hallway.



KITCHEN 14'3" x 6'2"

This lovely bright kitchen is fitted with a range of neutral wall and base units, complimentary roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a gas oven, four ring gas hob with extractor fan over, space for fridge freezer and plumbing for a washing machine. Two side facing windows, vinyl flooring underfoot and a door leads through to the family room and external door leads through to the sun room.



FAMILY ROOM 12'11" x 11'10"

Positioned to the rear of the property, this bright and spacious reception room has double doors which open through to the conservatory. Offering plenty of space for free standing furniture, integrated floor to ceiling storage cupboard with shelving, inset gas fire and doorways lead through to the entrance hallway, conservatory and kitchen.



CONSERVATORY 9'9" x 7'8"

Flooded with natural light this great addition to the home is a great space to relax and provides lovely views over the rear garden.



SUN ROOM 8'4" x 4'5"

A glass enclosed space located off the kitchen, ideal for relaxing with a morning coffee with views over the lovely garden.



BEDROOM ONE 11'10" x 11'6"

Located to the front of the property is this generously proportioned and tastefully decorated double bedroom with a bank of fitted wardrobes, space for additional freestanding furniture and a large window overlooks the front garden and a door leads through to the entrance hallway.



BEDROOM TWO 12'11" x 9'10"

Another fantastic double bedroom positioned to the rear of the property with lovely views of the rear garden from its window. There is ample space for freestanding furniture and a door leads through to the entrance hallway.



SHOWER ROOM 9'4" x 4'10"

Comprising of a modern three piece white suite including a large double cubicle with electric shower and glass screen, pedestal hand wash basin, low level W.C, large obscure rear facing window, fully tiled walls with complimentary vinyl flooring underfoot and a door leads through to the entrance hallway.



LOFT SPACE 30'10" x 16'10" max

This space spans the width of the property and with relevant planning permissions would make a great bedroom with amazing countryside views through the two velux windows.

REAR GARDEN

This beautiful rear garden can be accessed through the conservatory, sun room or driveway. There is a large enclosed, fenced two tiered garden, with good sized patio areas which offer entertaining space for Al fresco dining with ample room for garden furniture. Colourful rockery plants, shrubs and bushes separate the spaces, steps leads up to a lovely lawn area, space for a greenhouse/raised vegetable and flowerbeds or outbuilding. A gate at the back of the garden gives access to the allotments behind and provides stunning countryside views.





EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a raised decorative patio area with lovely established rockery flower beds and shrubs. Ample space for outdoor furniture and ideal for pots and planters. A driveway with wrought iron gates and parking for multiple vehicles leads down the side of the house which has a water tap ,outside lights and ample space if needed to build a single garage.



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.

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.

MORTGAGES

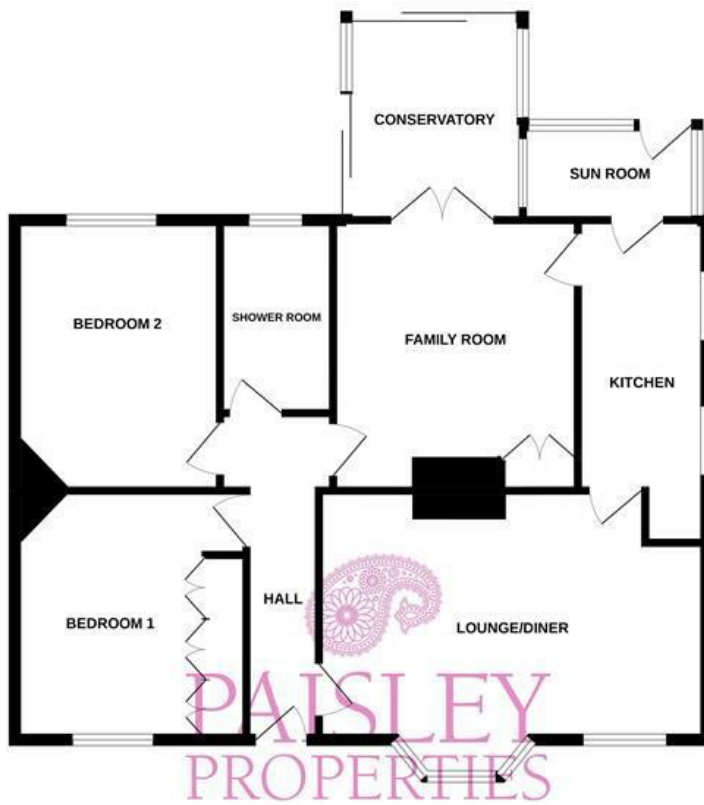
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

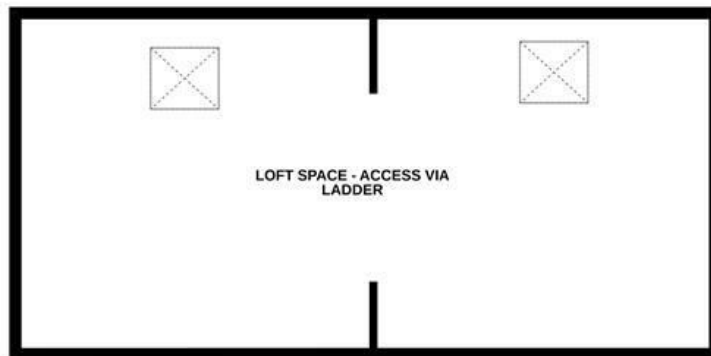
SURVEY TEXT

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.

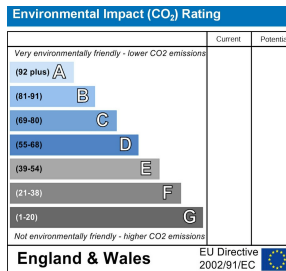
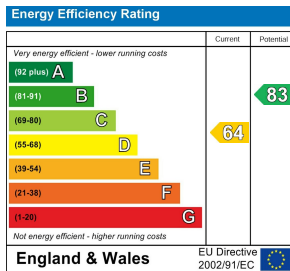
GROUND FLOOR



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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