

25 Helted Way,  
Almondbury HD5 8XZ

OFFERS AROUND  
£290,000



BURSTING WITH POTENTIAL AND SAT ON A PLEASANT CUL DE SAC IS THIS THREE BEDROOM DETACHED FAMILY HOME WHICH BOASTS SPACIOUS LIVING ACCOMMODATION, GARDENS, INTEGRAL GARAGE AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY**

You enter the property through a timber part glazed door into the entrance hallway with laminate flooring underfoot. A door leads through to the lounge and stairs with a timber balustrade ascend to the first floor landing.

### **LOUNGE 15'7" x 11'1" max**

The living room is light and airy courtesy of the bay style window which gives a view over the front lawn and cul de sac beyond. The focal point of the room is the gas fire with marble hearth and timber surround. There is a good amount of space to accommodate free standing living room furniture and laminate flooring flows underfoot. Double doors open to the dining room and a door leads back through to the entrance hallway.



### **DINING ROOM 8'11" x 8'9" max**

Located to the rear of the property, and with sliding patio doors opening to the conservatory is this good size dining room which has space for dining room table and chairs, laminate flooring underfoot, a door leads through to the kitchen and double doors lead back to the lounge.



### **CONSERVATORY 8'9" x 9'8" max**

Flooded with natural light and having laminate flooring, space for freestanding furniture and sliding patio doors open to the rear garden.



### **KITCHEN 10'4" x 8'11" max**

The kitchen is fitted with timber wall and base units, contrasting roll top work surfaces, bevelled metro tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan over, fridge freezer and a washing machine. A window overlooks the rear garden, laminate flooring completes the look and doors lead through to a good size storage cupboard with shelving ideal for storing household items and through to the rear hall.





### **REAR HALL**

Entered from the kitchen is the rear hall which gives access to the ground floor W.C, garage and an external door opens to the side of the property.

### **GROUND FLOOR W.C 5'5" x 3'5" max**

Conveniently placed is the ground floor W.C which is fitted with a low flush toilet and wall hung wash basin. There is a rear obscure window and laminate flooring underfoot.



### **FIRST FLOOR LANDING**

From the entrance hallway stairs with timber balustrades ascend to the first floor landing and doors lead to three bedrooms (one with en suite shower room), the family bathroom and a handy storage cupboard which currently houses the water cylinder.

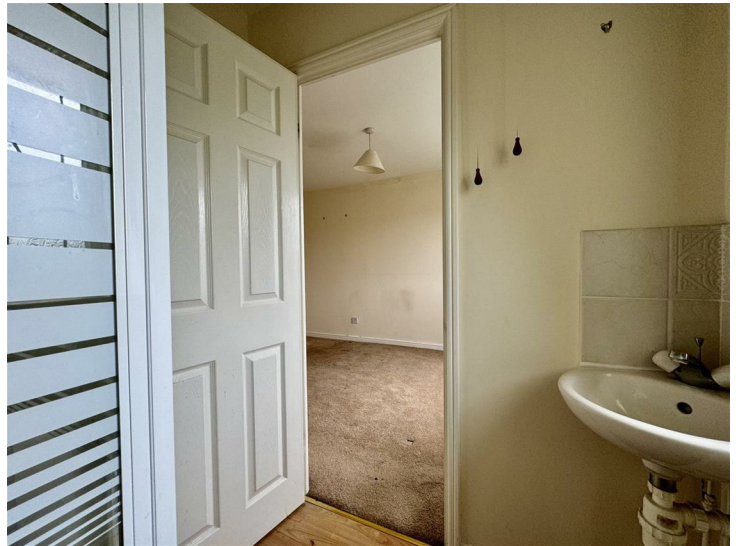
### **BEDROOM ONE 14'5" x 11'4" max**

Located to the front of the property, this generous double bedroom benefits from double built-in wardrobes, a bulk head storage cupboard and has ample space for further freestanding furniture. The room is flooded with natural light from the front facing window which looks over the pleasant cul de sac below. Doors lead through to the en-suite shower room and to the landing.



### **EN SUITE SHOWER ROOM 5'6" x 5'3" max**

The shower room comprises of a shower cubicle with, wall hung corner hand basin with mixer tap and low flush W.C. The room is partially tiled, has laminate flooring underfoot, obscure glass window to the front and a door leads through to bedroom one.



### **BEDROOM TWO 17'0" x 7'10" max**

A second spacious double bedroom which benefits from dual aspect windows allowing natural light to flood the room, ample space for freestanding furniture, a bank of fitted wardrobes, dressing table and a door leads to the landing.



**BEDROOM THREE 9'1" x 7'4" max**

A bright single bedroom located at the rear of the property with views over the garden. The room has space for freestanding furniture and a door leads to the landing.



**BATHROOM 7'8" x 7'4" max**

The family bathroom is fitted with a three piece suite, including a bath with shower over and glass screen, pedestal hand wash basin with mixer tap and low level W.C. The room is partially tiled, has laminate flooring, obscure rear window and a door leads to the landing.



### **REAR GARDEN**

This good sized enclosed lawn and patio garden can be accessed through the kitchen, conservatory or from the front driveway. Offering entertaining space for Al fresco dining, barbecues, space for a timber outbuilding and room for garden furniture.



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

To the front of the property there is a well maintained open lawn. A driveway and integral single garage with power and light provides off road parking and a path to the side of the property provides access into the rear garden.

Garage 17ft1 x 8ft 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.

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

## **\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, D

PROPERTY CONSTRUCTION: STONE

PARKING: DRIVEWAY & GARAGE

UTILITIES:

\*Water supply & Sewerage - MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS

\*Broadband & Mobile -

BUILDING SAFETY:

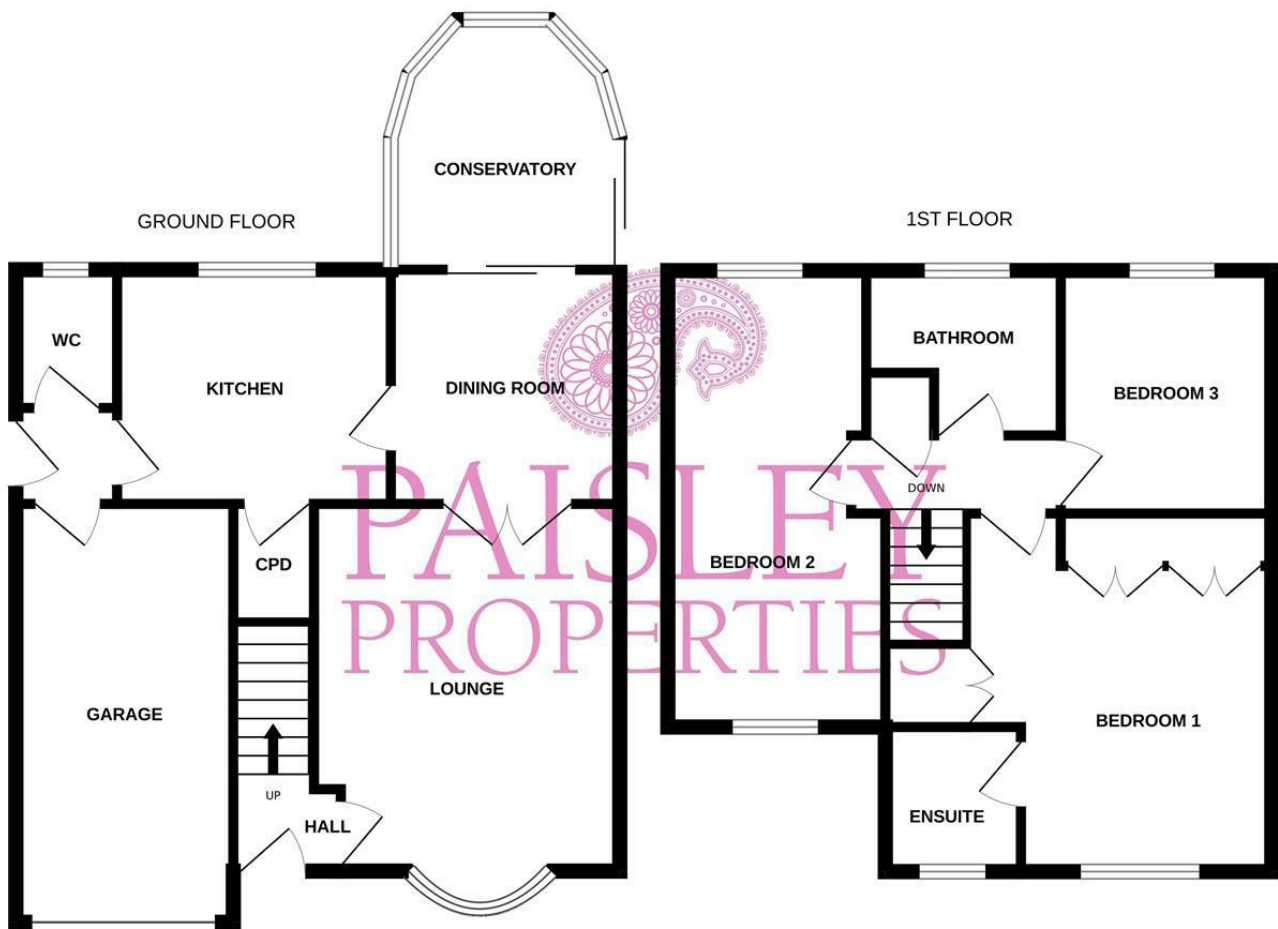
RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

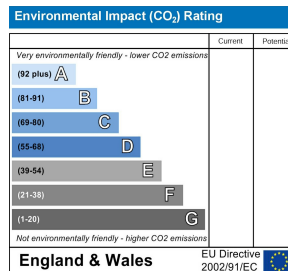
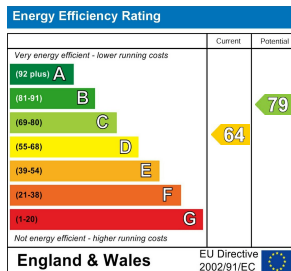
PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:



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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