

25 Jessop Avenue,
Almondbury HD5 8UW

OFFERS AROUND
£325,000



LOVED FOR MANY YEARS IS THIS FOUR DOUBLE BEDROOM FAMILY HOME WHICH BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, BEAUTIFULLY LANDSCAPED GARDENS AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. A large obscure front facing window allows natural light to flood the space, doors lead through to the lounge diner, dining room, wet room and an understairs cupboard provides storage. A staircase with a timber balustrade ascends to the first floor landing.



LOUNGE DINER 10'10" x 23'1"

This generous size lounge diner is flooded with natural light. There is room for a selection of freestanding living and dining furniture and ample space for entertaining family and friends. A large window gives a view out over the front garden and street scene beyond, sliding patio doors open to the rear garden and a door leads through to the hallway.



DINING ROOM 8'0" x 11'2"

The dining room offers lovely views over the rear garden, ample space for a dining table, chairs and freestanding furniture. A doorway leads back through to the entrance hallway and an archway leads through to the kitchen.



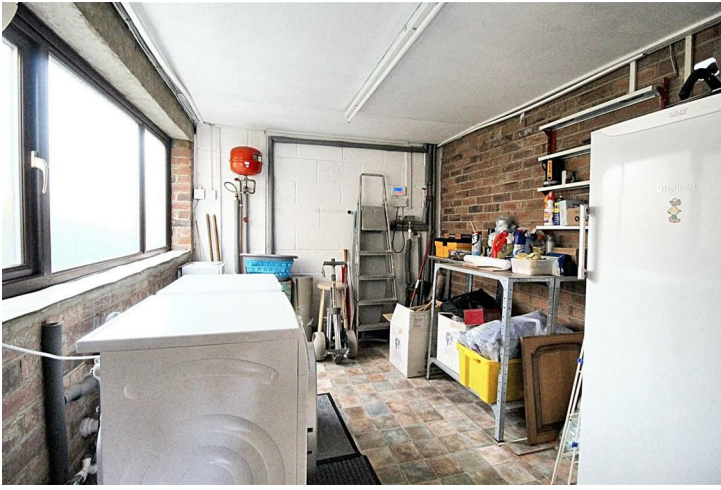
KITCHEN 8'7" x 11'0"

The kitchen is fitted with a range of timber wall and base units, contrasting work surfaces with tile splashbacks and a composite sink and drainer with mixer tap over. There is space for a freestanding gas oven with concealed extractor fan above and plumbing for a dishwasher. A window overlooks the rear garden, an archway leads to the dining room and doors open to the utility room and to the side of the property.



UTILITY ROOM 10'3" x 8'3"

Conveniently accessed from the kitchen is this spacious utility room which has plumbing for a washing machine, space for a tumble dryer, a fridge freezer, a large obscure side window and vinyl flooring underfoot.



WET ROOM 8'0" x 6'5"

This recently fitted ground floor wet room comprises of a shower, pedestal hand wash basin with mixer tap and a low level W.C, a large front obscure window, partial splash boards to the walls and a door leads through to the entrance hallway.



FIRST FLOOR LANDING

Stairs ascend to the first floor split landing, a hatch gives access to the loft and doors lead through to four double bedrooms, the house bathroom and a storage cupboard houses the water cylinder and has room for towels and bed linen.



BEDROOM ONE 12'5" x 10'5"

This superb double bedroom positioned at the front of the property with views over the street scene below has ample room for freestanding furniture and a door leads on to the landing.



BEDROOM TWO 10'5" x 10'11"

Another good size double positioned at the rear of the property with pleasant garden views and space for freestanding bedroom furniture. A door leads onto the landing.



BEDROOM THREE 11'6" x 8'2"

A spacious double bedroom positioned to the rear of the property with pleasant views over the garden. The room has space for freestanding furniture and a door leads onto the landing.



BEDROOM FOUR 9'4" x 10'10"

A neutrally decorated double bedroom at the front of the property which is currently used as a home office, has space for freestanding furniture and a door leads on to the landing.



BATHROOM 6'11" x 5'6"

The bathroom is fitted with a three piece white suite, including a bath with shower over and glass screen, pedestal hand wash basin and a low level W.C. The room is fully tiled with a rear obscure window, has a heated towel radiator, practical vinyl flooring underfoot and a door leads on to the landing.



REAR GARDEN

This beautifully landscaped garden can be accessed from a pathway to the side of the property and through the patio doors from the lounge diner. The garden has a range of spaces to enjoy which includes a patio area offering entertaining space for Al fresco dining and ample room for garden furniture and a well maintained lawn area surrounded by colourful rockery plants, shrubs and bushes.

There is ample space for a timber outbuilding if desired.



EXTERNAL FRONT AND DRIVEWAY

To the front of the property there is a driveway and well maintained lawn with colourful flower beds, bushes and shrubs. A timber gate provides access to the rear of the property.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, D

PROPERTY CONSTRUCTION: BRICK

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.

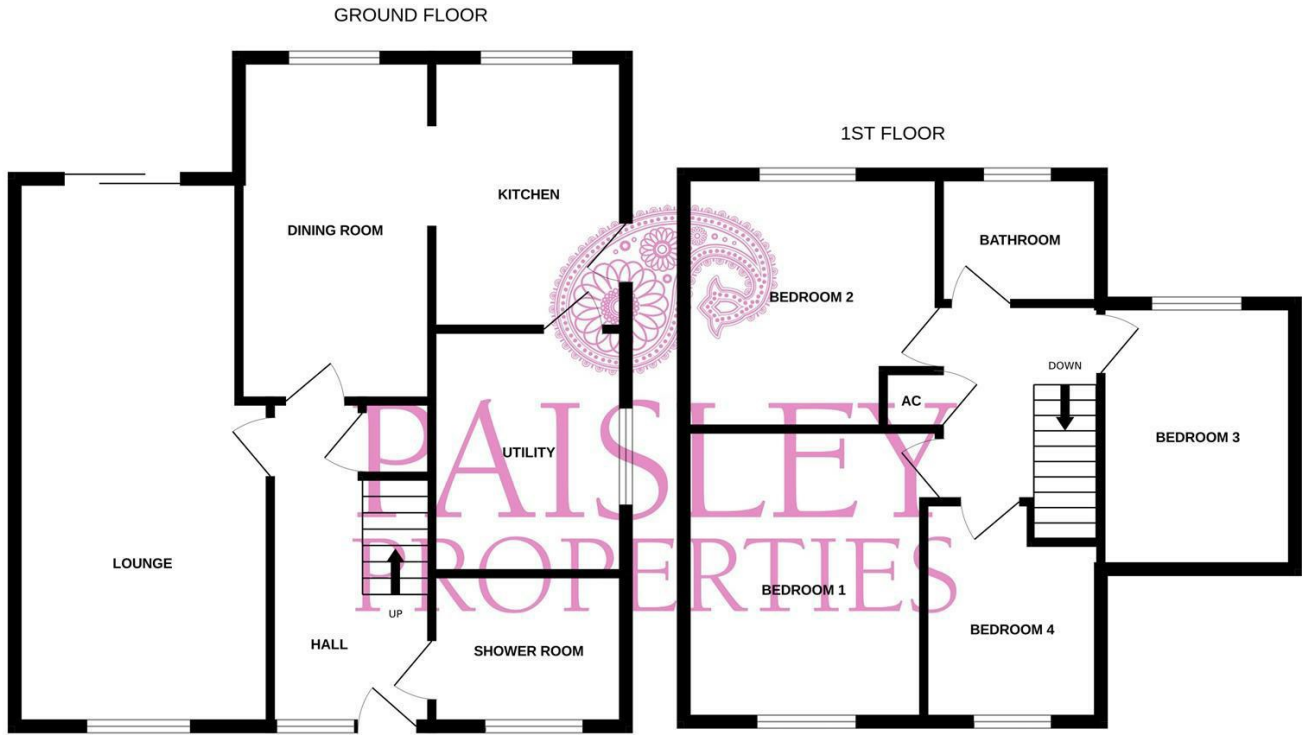
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

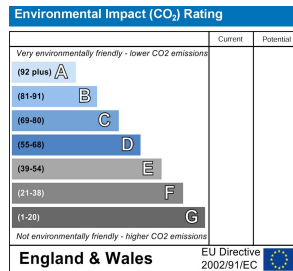
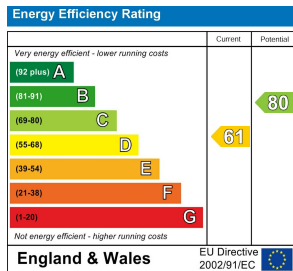
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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



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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