

16 Priestley Grove,
Taylor Hill HD4 7RG

OFFERS AROUND
£425,000



THIS IMMACULATELY PRESENTED FOUR BEDROOM, THREE RECEPTION ROOM, DETACHED HOME HAS A DOUBLE GARAGE, DRIVE, BEAUTIFUL LANDSCAPED GARDENS AND STUNNING VIEWS.

FREEHOLD / COUNCIL TAX BAND: D / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE HALL 10'7" apx x 9'8" apx

You enter the property through a part glazed composite door into this welcoming entrance hallway. There is space here for freestanding furniture items, to remove coats and shoes, and welcome guests. A obscure glazed window sits to the side of the door and lets in additional natural light, there is a further side facing window and solid wood flooring underfoot with fitted matting to the doorway. Staircases ascend to the first floor landing and descend to the lower ground floor hall and there are oak doors leading to the lounge, living dining kitchen and downstairs W.C.



LOUNGE 15'0" apx x 14'9" max

This large lounge is beautifully decorated in soft neutral tones and has an attractive feature fireplace with granite and timber surround which houses a pebble effect electric fire. There is pretty panelling to one wall, a front facing window with views over the garden and street scene beyond and an abundance of space for a range of living room furniture. A door opens to the entrance hall.



LIVING DINING KITCHEN 26'1" apx x 9'9" apx

Absolutely the wow factor of the home this impressive open plan living dining kitchen spans the full width of the property and has two rear facing windows and a glazed external door all enjoying views over the garden, rooftops and rolling countryside beyond.

The kitchen is fitted with off white gloss wall and base units, wood effect work surfaces and matching upstands, and a composite one and half bowl sink and drainer with mixer tap. There are integrated appliances including fridge freezer, double electric oven, four ring gas hob and extractor fan. A breakfast bar subtly divides the kitchen from living area and provides perfect informal dining space.

The remaining area has ample room for both a dining table and chairs, and sofas, making it the ideal family/entertaining area.

Tasteful decor, spot lighting and wood flooring complete the room and a door leads to the entrance hall. The external part glazed door opens onto the patio.





GROUND FLOOR W.C 5'1" apx x 3'4" apx

A handy ground floor cloak room this is fitted with a corner pedestal hand wash basin with mixer tap, tiled splashback and low level W.C. There is a front facing obscure glazed window, chrome heated towel rail, wood effect flooring and a door which opens to the entrance hall.



LOWER GROUND FLOOR HALL 9'7" apx x 9'3" max

Stairs descend from the entrance hall down to this lower ground floor hallway which provides space for furniture if required. There are double doors which open to a useful cloaks cupboard, a door to the understairs storage cupboard and a door leading to the utility room.



UTILITY ROOM 14'7" apx x 9'3" max

More spacious than most kitchens, this utility room is fitted with a full range of pale wood effect wall and base units including a wine rack, granite effect roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap. There is plumbing and space for a washing machine and tumble dryer, neatly tucked behind cabinet doors, and a side window lets in natural light. Laminate wood effect flooring finishes the room, there is an external part glazed side door opening to the lower patio area, and further internal doors lead to the reception room and lower ground floor hall.



RECEPTION ROOM 10'7" apx x 9'1" apx

An extremely versatile additional room, this would lend itself to being a play room, home office, hobby room or gym. Nicely tucked away off the utility the space is neutrally decorated and has a door leading to the utility.



FIRST FLOOR LANDING 20'6" max inc stairs x 4'9" max

Stairs with a glass balustrade rise to the first floor landing where there are doors leading to the four bedrooms, house bathroom and airing cupboard. A ceiling hatch provides access to the partly boarded loft space.



BEDROOM ONE 11'8" + wardrobes x 11'7" apx

Elegantly presented this generously sized king bedroom benefits from built in wardrobes alongside plenty of space for freestanding bedroom furniture. There is a front facing window over looking the street and doors which lead to the en-suite shower room and landing.



EN-SUITE 5'4" apx x 5'3" apx

Comprising of a modern three piece suite including a shower cubicle with glazed door and mains fed shower, a hand wash basin with waterfall style mixer tap which sits upon a white vanity with draw and cupboard storage and a low level W.C this room is partially tiled in decorative wall tiles. There is a side facing obscure glazed window, chrome heated towel rail, tile effect flooring and a door which opens to the bedroom.



BEDROOM TWO 11'6" apx x 10'0" inc wardrobes

A well proportioned double bedroom, with stylish feature wall, this room sits to the rear of the property and has superb far reaching views from its window. There are built in wardrobes to one wall, space for other freestanding items and a door which leads to the landing.



BEDROOM THREE 10'0" into the door x 8'5" apx

Also located to the rear of the property and enjoying the same views as bedroom two from its window, is this third double bedroom. Nicely decorated in neutral tones the room has space for freestanding furniture and a door which opens to the landing.



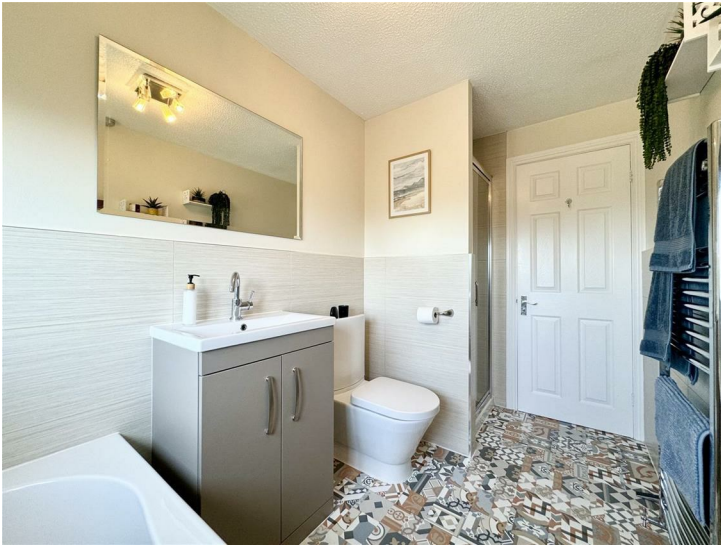
BEDROOM FOUR 11'11" apx x 6'9" apx

This double bedroom is currently used as a nursery but has fitted wardrobes and over head cupboards designed to complement a single bed, although the room could be used as a home office if preferred. There is a built in dressing table/desk area, a front facing window and a door which leads to the landing.



BATHROOM 10'0" apx x 5'6" apx

Boasting a contemporary four piece suite including a single shower cubicle with glazed door and mains fed shower, a double ended bath with central mixer tap, a hand wash basin which sits upon a vanity unit with cupboard storage and a low level W.C this house bathroom is well presented with attractive wall tiles and tile effect flooring. There is a rear facing obscure glazed window, chrome heated towel rail and door which leads to the landing.



GARAGE AND PARKING

To the side of the property there is a double width driveway suitable for parking two vehicles off road, which sits in front of a double garage with electric door, light and power.



FRONT GARDEN

The house sits behind a pretty garden with lawn and well stocked flower and shrub borders. Steps lead down from the drive to the front door and further gated steps lead down the side of the property to the rear garden.

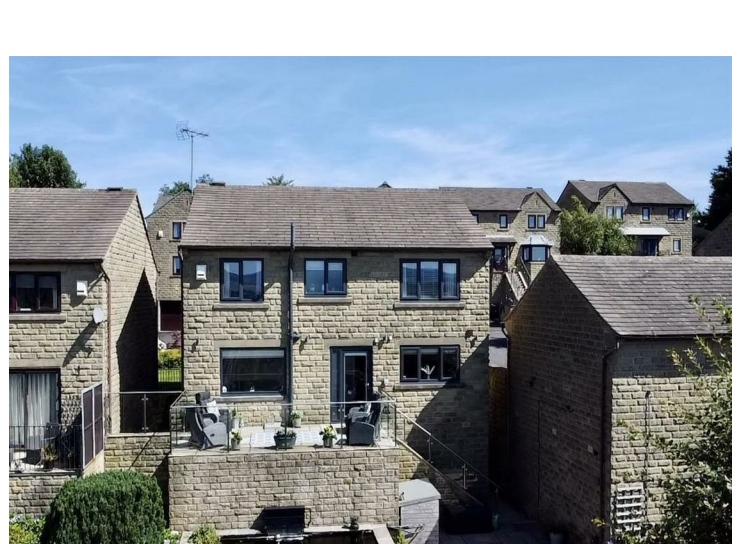


REAR GARDEN

This good sized rear garden has been lovingly landscaped to create a beautiful outdoor haven. From the living dining kitchen you step out onto a raised patio with glass balustrade which offers the perfect place for out door dining/sitting furniture and almost feels like an extension of the living space.

Steps lead down from this patio to a second stone flagged patio, again spacious enough for furniture and this sits alongside a large, fully equipped raised pond. The vendors are able to re-home the fish, so this could easily be a stunning water feature or be paved over to create a further patio.

Beyond here is a lawned garden with mature borders and to one corner steps lead down to a hidden garden shed.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND D

PROPERTY CONSTRUCTION: STANDARD

PARKING: DRIVEWAY AND GARAGE

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas central heating

*Broadband & Mobile - Virgin cable to the property.

BUILDING SAFETY: Nothing known.

RIGHTS AND RESTRICTIONS: No

FLOOD & EROSION RISK: No

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: Nothing known.

PROPERTY ACCESSABILITY & ADAPTATIONS: Please note there are steps to the front of the property and steps to access the rear garden.

COAL AND MINEFIELD AREA: No

AGENTS 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 PROPERTIES

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.

PAISLEY MORTGAGES

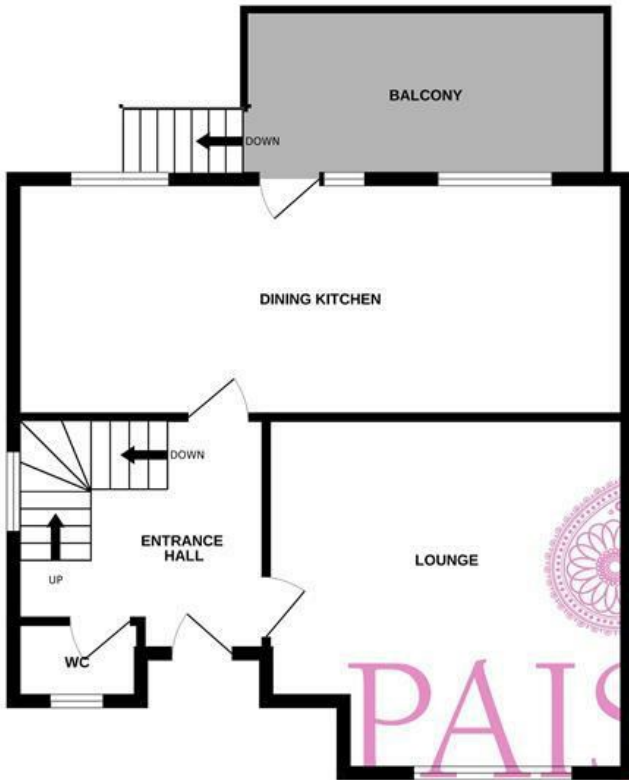
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

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

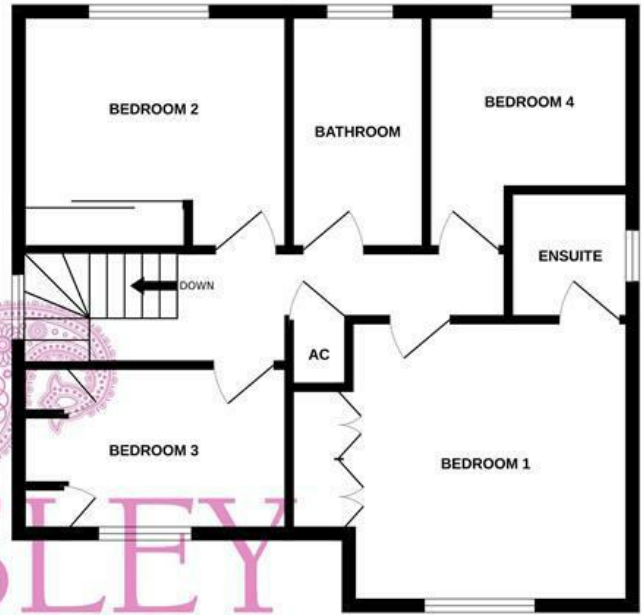
PAISLEY SURVEYORS

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.

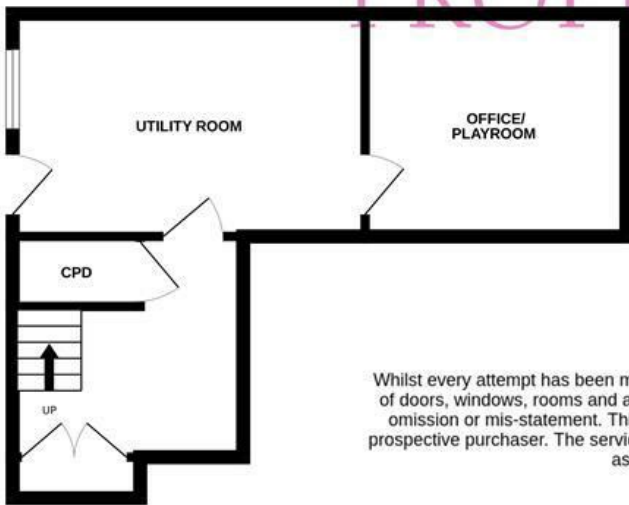
GROUND FLOOR



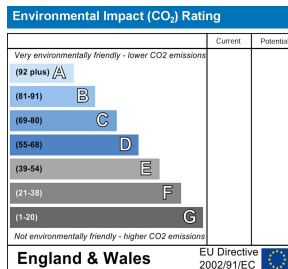
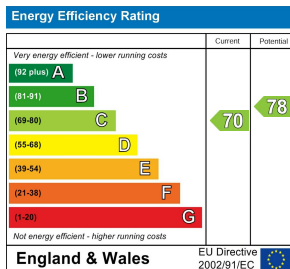
1ST FLOOR



LOWER GROUND 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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