

66 Mallard Court,
Crosland Moor HD4 5FD

OFFERS AROUND
£240,000



BEAUTIFULLY PRESENTED AND OFFERING OPEN PLAN LIVING IS THIS THREE BEDROOM SEMI DETACHED PROPERTY WHICH BOASTS A GOOD SIZE WELL MAINTAINED REAR GARDEN AND DRIVEWAY FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING B.

PAISLEY
PROPERTIES

OPEN PLAN LIVING DINING KITCHEN 27'0" x 16'7" max

This beautifully presented and spacious room really is the heart of the home, making it ideal for modern family life. The kitchen area is fitted with a range of grey wall and base units, contrasting work tops with matching upstands and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, microwave, four ring electric hob with extractor fan over, fridge freezer and plumbing for a washing machine. There is plenty of room for a family dining table and chairs and a great size living area with ample space for living room furniture. Bifold doors flood the room with natural light and is the ideal place to take in the views across the beautifully maintained patio and lawn garden. Laminate flooring flows through the space, doors lead through to the ground floor W.C, understairs storage cupboard ideal for household items and stairs with a timber balustrade ascend to the first floor landing.



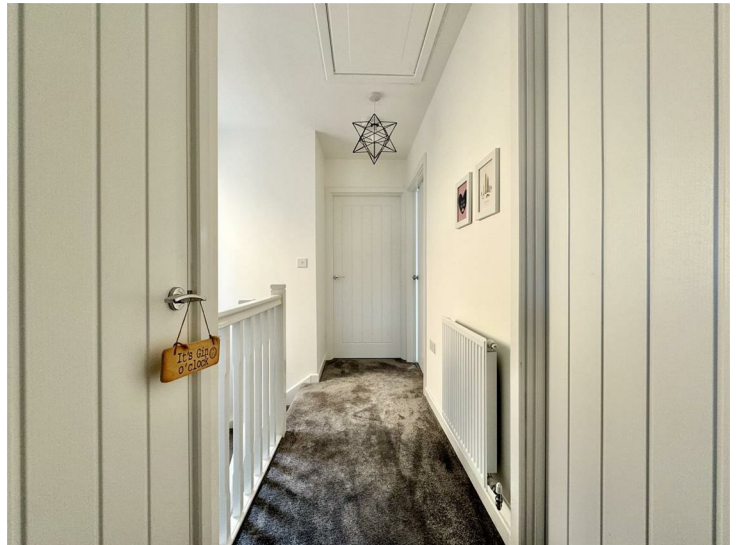


GROUND FLOOR W.C 5'7" x 3'6" max

Accessed off the living dining kitchen is a handy ground floor W.C which is partially tiled, has a low level W.C, wall mounted hand wash basin with mixer tap over and laminate flooring underfoot.

FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the living dining kitchen to the neutrally decorated first floor landing with side facing window and doors lead through to three bedrooms (one with en suite shower room) and house bathroom. A cupboard provides storage, houses the boiler and a ceiling hatch with pull down ladder provides access into the loft space which is boarded and has fitted shelving.



BEDROOM ONE 12'3" x 9'2" max

Positioned at the rear of the property with views over the garden is this light and airy double bedroom with fitted wardrobes, space for freestanding bedroom furniture, doors lead through to the en suite shower room and onto the first floor landing.



EN SUITE SHOWER ROOM 7'8" x 3'10" max

This modern en suite shower room is partially tiled and fitted with a double shower with glass screen, low level W.C, wall mounted hand wash basin with mixer tap over, chrome heated towel radiator, contrasting vinyl tile underfoot and a door leads through to bedroom one.



BEDROOM TWO 11'8" x 9'1" max

Positioned to the front of the property with views over the street scene below is another good size double bedroom with space for freestanding furniture and a door leads onto the landing.



BEDROOM THREE 10'10" x 7'1" max

A bright large single bedroom positioned to the rear of the property with garden views. Currently used as a home office and having space for freestanding furniture. A door leads onto the landing.



BATHROOM 7'1" x 5'5" max

This attractive bathroom is partially tiled and comprises of a bath with shower attachment, wall mounted hand wash basin with mixer tap over, low level W.C and chrome heated towel rail. There is vinyl flooring underfoot and a front obscure window. A door leads onto the landing.



REAR GARDEN

Accessed through a timber gate at the side of the property and through bifold doors from the living dining kitchen is a good size, fence enclosed and well maintained lawn garden with patio area providing a wonderful space to dine out and entertain family and friends.



EXTERNAL FRONT AND DRIVEWAY

Externally the property benefits from a driveway with two parking spaces, an electric charging point and space to sit out or for decorative pots/planters.



***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND C

PROPERTY CONSTRUCTION:

PARKING: DRIVEWAY / EV CHARGER

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source -

*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.

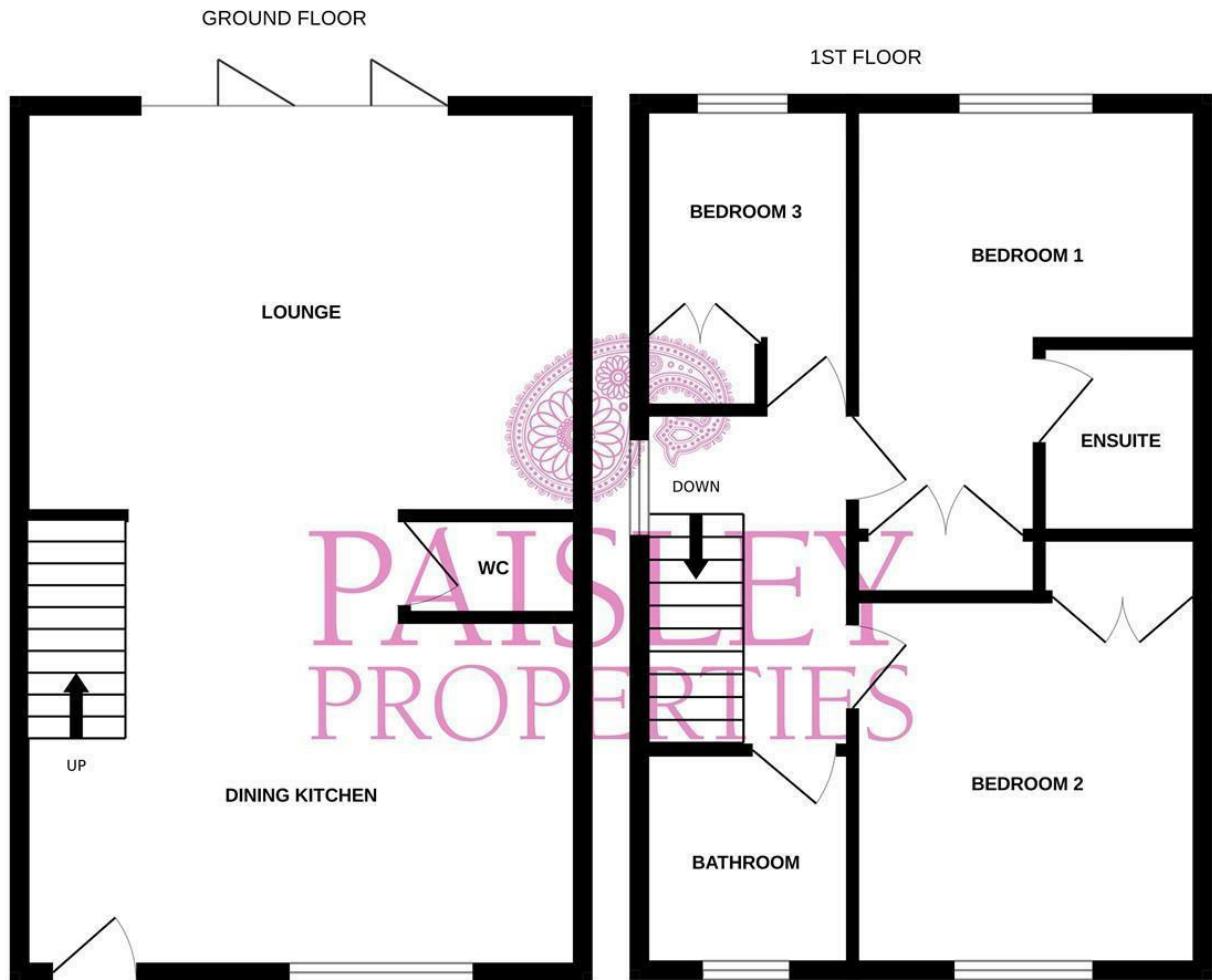
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

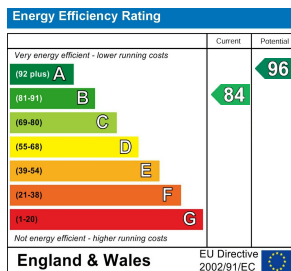
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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