

62 Longcroft,
Almondbury HD5 8XW

OFFERS AROUND
£375,000



LOCATED ON A PRETTY TREE LINED STREET, BEAUTIFULLY PRESENTED AND WELL MAINTAINED THROUGHOUT IS THIS FOUR BEDROOM DETACHED PROPERTY BOASTING VERSATILE LIVING ACCOMMODATION, BEAUTIFUL ENCLOSED REAR GARDEN AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed UPVC door into this welcoming entrance hallway that has ample space to remove shoes and coats. A staircase ascends to the first floor landing and doors lead through to the study/second sitting room and lounge.

LOUNGE 15'8" x 11'8" max

Positioned at the front of the property this spacious and beautifully presented reception room benefits from a feature timber fire surround and marble hearth, ample space for freestanding furniture and a large bay window overlooks the front garden and lovely street scene beyond. Doors lead through to the entrance hallway and dining kitchen.



SUN ROOM 11'3" x 8'5" max

Flooded with natural light, the garden room is an excellent addition to this family home, could be used for an array of purposes and is the perfect place to enjoy the attractive garden. There are two velux windows and spotlighting to the ceiling, a patio door opens out to the garden and an opening leads to the dining kitchen.



DINING KITCHEN 18'8" x 9'7" max

Spanning the rear of the property is this stunning dining kitchen which has recently been fitted and offers a wide range of wall and base units, beautiful marble work surfaces with matching upstands and an inset porcelain sink with mixer tap over. Integrated appliances include a Bosch oven and grill, four ring gas hob with concealed extractor fan over and a fridge freezer. There is a breakfast bar area with storage, perfect for informal dining and this subtly divides the kitchen from the dining area. There is ample space for a dining table and chairs. A rear facing window provides views of the rear garden, vinyl click flooring flows underfoot and spotlighting adorns the ceiling. Doors lead to the utility room, lounge and an opening leads to the garden room.





UTILITY ROOM 5'10" x 5'1" max

This handy utility room is fitted with wall units, marble work top, space for a tumble dryer and plumbing for a washing machine. Doors open to the cloakroom, dining kitchen and an external door opens to the side of the property.



DOWNSTAIRS W.C 4'7" x 4'4" max

This useful ground floor cloakroom is bright and airy courtesy of the obscure rear facing window. There is a newly fitted vanity hand wash basin with mixer tap and W.C combined unit, vinyl click floor underfoot and a door leads through to the utility room.

**STUDY/SECOND SITTING ROOM 16'3" x 7'7" max**

This multi-functional room could be used for an array of purposes and is currently used as a home office. The room is stylish and bright courtesy of the large front facing window and feature side circular window and a door leads through to the entrance hallway.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing and doors lead to the four bedrooms, house bathroom and storage cupboard which is ideal for towels and bed linen.

BEDROOM ONE 13'11" x 12'0" max

Located to the front of the property, this generous double bedroom benefits from a large bank of built-in wardrobes and has ample space for further freestanding furniture. The front facing window looks over the front garden and pretty street scene below. Doors lead through to the en-suite shower room and first floor landing.



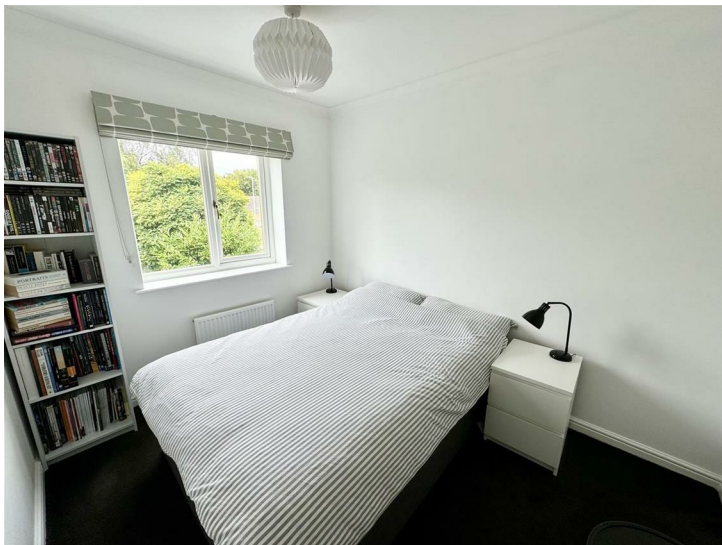
EN SUITE SHOWER ROOM 6'3" x 5'4" max

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



BEDROOM TWO 10'1" x 7'11" max

A second double bedroom which is located at the rear of the property. The room benefits from neutral décor, ample space for freestanding furniture, integrated wardrobe and a rear facing window overlooks the garden. A door leads through to the landing.



BEDROOM THREE 8'3" x 10'1" max

A further neutrally decorated double bedroom, located at the front of the property. The room has a built in wardrobe, space for freestanding furniture and a door leads through to the landing.



BEDROOM FOUR 8'7" x 7'6" max

This lovely single bedroom can be found at the rear of the property with garden views, space for freestanding furniture and a door leads through to the landing.



BATHROOM 7'5" x 6'8" max

This attractive bathroom comprises of a white three-piece suite, which includes a bath with electric shower over, pedestal hand wash basin and low flush W.C. The walls are partially tiled with complementary vinyl to the floor. There is an obscured glass rear facing window which lets natural light flood through and a door leads through to the landing.



REAR GARDEN

This good-sized rear garden can be accessed via the side of the house and also leads off the sun room. There is a beautiful patio area ideal for entertaining outside, barbecues and a lovely large lawn enclosed with colourful shrubs and hedges offering a good degree of privacy.



EXTERNAL FRONT/ GARDEN AND DRIVEWAY

To the front of the property there is a well-manicured open lawn with hedges and a tree which makes a lovely focal point. A tarmac drive provides off road parking for multiple vehicles and a path to the side of the property with pebbled borders provides access into the rear garden.



***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND D

PROPERTY CONSTRUCTION: STONE

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.

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.

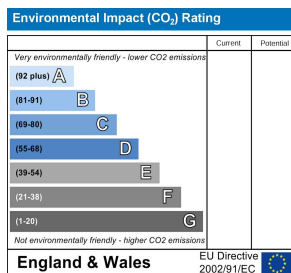
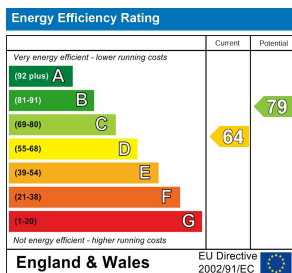
SURVEY TEXT

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.

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. *



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