

6 Jessop Avenue,
Almondbury HD5 8UW

OFFERS AROUND
£280,000



IMMACULATELY PRESENTED AND FULLY REFURBISHED IN RECENT YEARS IS THIS "MOVE IN READY" THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME WHICH BOASTS SPACIOUS LIVING ACCOMMODATION, GARDENS, DETACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into this welcoming and bright entrance hallway with space for freestanding storage. Laminate flooring flows underfoot, doors open to the living room, dining kitchen, ground floor shower room and a staircase with a timber balustrade ascends to the first floor landing.



LIVING ROOM 19'11" x 11'1" max

Spacious and flooded with natural light from the two large front facing windows is this neutrally decorated lounge with plenty of space for freestanding furniture. An electric log effect fire with marble surround gives a lovely focal point to the room and a door opens to the entrance hallway.



DINING KITCHEN 19'9" x 11'8" max

Spanning the rear of the property this impressive dining kitchen is the perfect space for socialising and entertaining. Fitted in recent years the kitchen comprises of pale grey wall and base units, granite work surfaces with matching upstands, an inset stainless steel sink with mixer tap over alongside integrated appliances including an electric oven, four ring electric hob, extractor fan, washing machine and dishwasher. There is space for a freestanding fridge freezer, a breakfast bar area perfect for informal dining and this subtly divides the kitchen from the dining area. There is space for a table and chairs and a handy built in storage cupboard provides space to hide away house hold items and a tumble dryer if required. The room has a large window and patio doors which open to the garden, spot lighting to the ceiling, laminate flooring underfoot and a door opens to the entrance hallway.



GROUND FLOOR SHOWER ROOM 9'2" x 5'1" max

This stylish shower room is fitted with a three-piece suite, including a double walk in waterfall shower and glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room is fully tiled with complimentary tile flooring underfoot, has a chrome towel radiator, spotlighting to the ceiling and a door opens to the entrance hallway.



FIRST FLOOR LANDING

BEDROOM ONE 12'8" x 10'4" max

Positioned to the front of the property with a large window flooding the room with natural light and offering views over the street below is this generous size and elegantly decorated double bedroom having ample space for freestanding bedroom furniture and a door leads to the landing.



BEDROOM TWO 16'5" x 8'11" max

Positioned to the front of the property this lovely double bedroom has dual aspect windows making it light and airy, ample space for bedroom furniture and a door which leads to the landing.



BEDROOM THREE 10'7" x 8'9" max

Another beautifully decorated double bedroom located to the rear of the property with garden views from its window. There is plenty space for bedroom furniture and a door leads to the landing.



BATHROOM 8'3" x 7'10" max

Boasting a contemporary four piece suite including a corner cubicle with glazed door and waterfall shower, a bath with hand held shower attachment, hand wash basin which sits upon a vanity unit with mixer tap and a low level W.C. This house bathroom is well presented with attractive wall tiles and complimentary tile flooring. There is a large rear facing obscure glazed window, spotlights to the ceiling, chrome heated towel rail and door which leads to the landing.



REAR GARDEN

Recently landscaped and surrounded with new fencing is this pleasant lawned garden with raised decking accessed from the dining kitchen which offers the perfect place for outdoor dining and ample space for garden furniture. Timber gates open to the driveway and to the rear of the garden.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a good size patio area ideal for sitting out or this could be used as extra parking. This space has colourful flower bed borders and a low stone wall separating the area from the roadside.

To the side of the property there is a driveway suitable for parking multiple vehicles and sits in front of a detached garage with up and over door, light and power.



***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND C

PROPERTY CONSTRUCTION:

PARKING: DRIVEWAY AND DETACHED GARAGE

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*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.

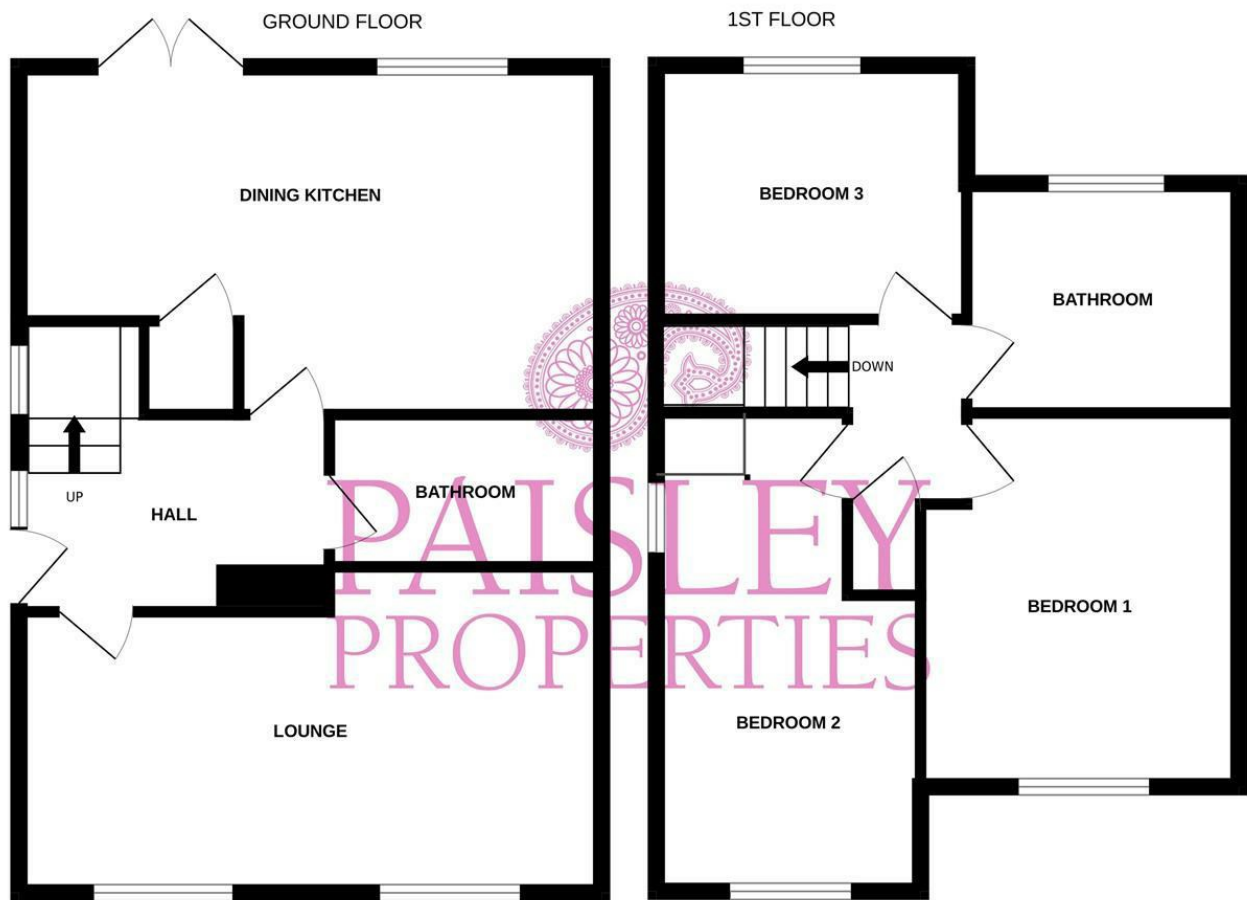
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

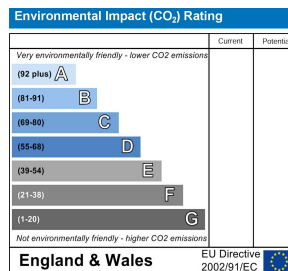
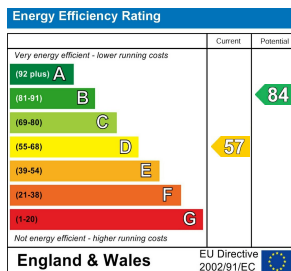
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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