

107A Kaye Lane,
Almondbury HD5 8XT

OFFERS AROUND
£325,000



THIS INDIVIDUALLY DESIGNED TWO BEDROOM DETACHED DORMER BUNGALOW IS BURSTING WITH POTENTIAL AND IS SAT ON THE "DESIRABLE" KAYE LANE ADJOINING OPEN FIELDS WITH STUNNING COUNTRYSIDE VIEWS, BOASTING SPACIOUS LIVING ACCOMMODATION, LOVINGLY LANDSCAPED GARDENS, GARAGE AND BLOCK PAVED DRIVEWAY.

LEASEHOLD - 999 YEARS - EXPIRING 2952 - £3 PER ANNUM / COUNCIL TAX BAND D / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter through a upvc door into this extremely light and airy entrance hallway with fantastic high ceilings and a view up to the galleried landing. Doors lead through to the dining kitchen, lounge, ground floor W.C, garage and understairs storage cupboard ideal for household items. Stairs with a timber balustrade ascend to the first floor.



DINING KITCHEN 11'10" x 11'6" max

Positioned at the front of the property with pleasant views over the front garden is the dining kitchen which is fitted with timber wall and base units, contrasting roll top work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, grill, four ring electric hob with extractor above, fridge freezer and dishwasher. Vinyl flooring gives a practical solution underfoot, spotlights to the ceiling and provides space for a dining table and chairs. Doors leads through to the utility room and back through to the entrance hallway.



UTILITY ROOM 5'8" x 3'9" max

This handy space has shelving ideal for storing household items, plumbing for a washing machine and space for an extra under counter fridge if desired. A door leads through to the kitchen and an external door leads to the side of the property.

LOUNGE 11'9" x 15'10" max

Located at the rear of the property with patio doors opening to the garden is this generous size lounge which has a marble fireplace housing a coal effect gas fire and an abundance of space for living room furniture. Double doors open to the dining room and a door leads back through to the entrance hallway.



DINING ROOM 11'10" x 10'9" max

This versatile space would make a great home office, ground floor bedroom or a dining area as there is plenty of space for a large family table and chairs. The room has double doors leading to the lounge which gives it a lovely open feel and makes it a great room for entertaining with lovely views over the rear garden and beyond.



GROUND FLOOR W.C 5'6" x 3'8" max

Conveniently placed off the entrance hallway is the ground floor W.C which is fully tiled and fitted with a low flush toilet and pedestal hand wash wash basin.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor galleried landing with a velux window allowing natural light to flow through the space. Doors lead through to the two double bedrooms and house bathroom.

BEDROOM ONE 15'10" x 11'9" max

This well proportioned double bedroom is flooded with natural light through its windows with a fantastic feature arch and has views over the garden and stunning countryside views beyond. The room benefits from fitted wardrobes, drawers and overhead storage. There is ample space for freestanding bedroom furniture and a door leads to the landing.



BEDROOM TWO 14'11" x 10'0" max

Another neutrally decorated double bedroom with fantastic views from its window. There is space for freestanding bedroom furniture, a bank of fitted wardrobes with under eaves storage and a door leads to the landing.



BATHROOM 11'6" x 10'1" max

This extremely spacious bathroom is fitted with a four piece suite including a Jacuzzi style bath, low level W.C, pedestal hand wash basin and separate shower cubicle. Again another light and airy room courtesy of a side window and a velux. There is a fitted storage cupboard with drawers and space for freestanding storage if required. A door leads to the landing.



REAR GARDEN

Lovingly landscaped, this good size garden adjoins open fields with fantastic far reaching countryside views. With a range of spaces to enjoy, including a patio area ideal for outdoor dining with ample space for garden furniture, room for a greenhouse, a large well maintained lawn wraps round the rear and is surrounded by well stocked and colourful flower bed borders.

To the side of the property is space for garden storage if required.



VIEWS



EXTERNAL FRONT, GARAGE AND DRIVEWAY

Accessed by a blocked paved driveway with parking for one vehicle and a pathway leading to the front door. The front of the property has a raised lawn with colourful bushes, plants and flower beds.

An integral garage with an electric door provides parking for one vehicle, extra space for storage, a tumble dryer and fridge freezer if desired. Garage size 20ft6 x 9ft max



MATERIAL INFORMATION

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: TBC

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND D

PROPERTY CONSTRUCTION:

PARKING: GARAGE AND DRIVEWAY

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.

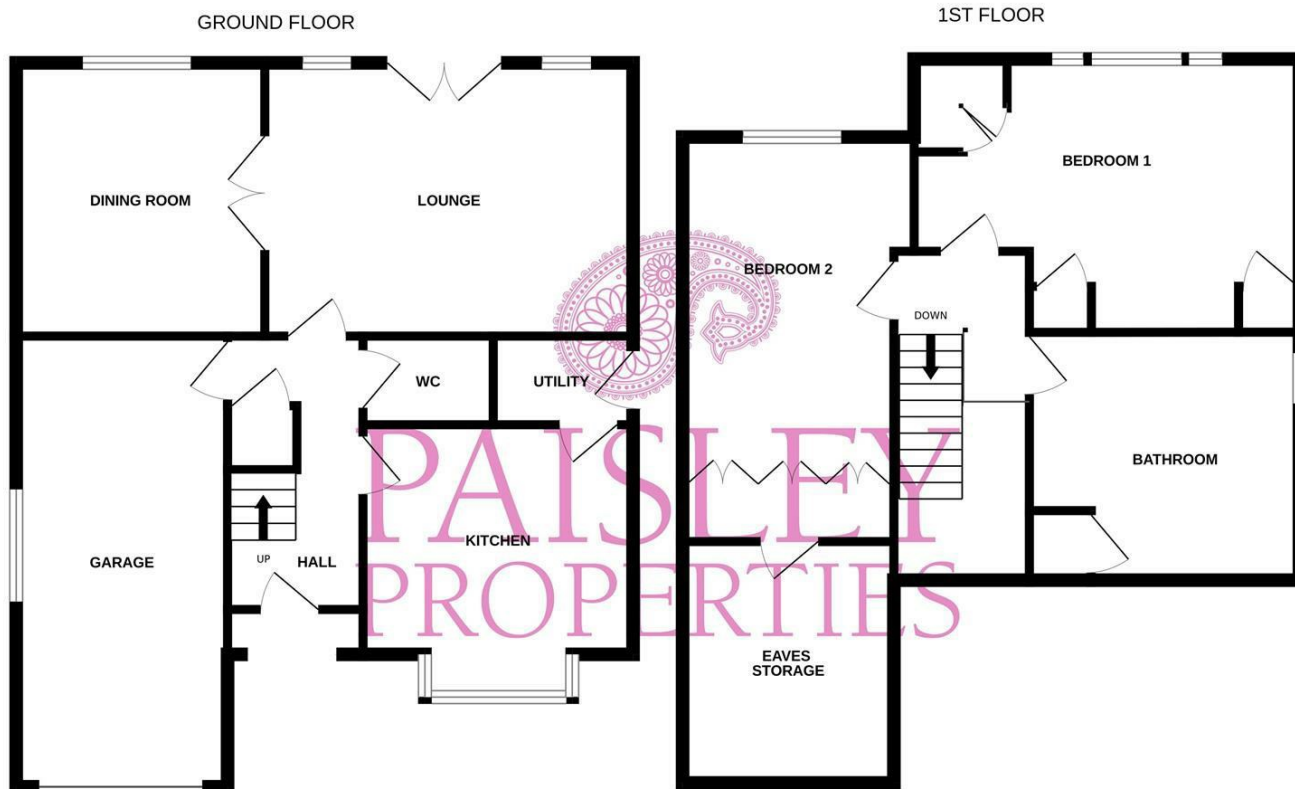
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

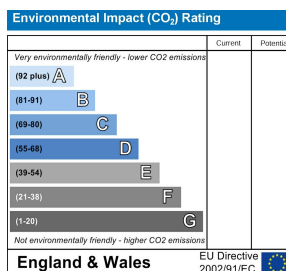
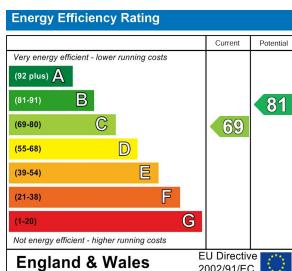
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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