

177 Fleminghouse Lane,
Almondbury HD5 8UB

OFFERS OVER
£260,000



THIS DECEPTIVELY SPACIOUS THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME BOASTS VERSATILE LIVING ACCOMMODATION WITH AN OPEN PLAN FEEL, GOOD SIZE GARDENS, PLEASANT FAR REACHING VIEWS AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 8'7" x 5'10" max

You enter the property through a upvc door into the entrance hallway with practical tile flooring underfoot. Doors lead through to the living room, ground floor W.C, bedroom four / second sitting room and stairs ascend to the first floor landing.

**LIVING ROOM 16'1" x 11'0" max**

This spacious reception room has a wall mounted electric fire, a great amount of space to accommodate free standing furniture and a large window which gives a view of the front garden and street scene beyond. A decorative stone arch opens to the dining kitchen, timber flooring flows underfoot and a door leads back through to the entrance hallway.



DINING KITCHEN 17'1" x 10'11" max

Fitted in recent years, this attractive dining kitchen really is the heart of the home, boasting views over the rear garden. The kitchen itself is fitted with a range of pale blue wall and base units with undercounter lighting, contrasting work surfaces with matching up-stands and composite sink with mixer tap over. There is space for a double electric oven with extractor over, american style fridge freezer and plumbing for a dishwasher. To the side of the kitchen is space for a dining table and chairs. Laminate flooring flows underfoot and an exposed beam to the ceiling complete the look. Openings lead through to the lounge, conservatory and an external door opens to the rear raised patio.





CONSERVATORY 12'9" x 9'4" max

This excellent addition to the property is currently used as a play room, has ample space for freestanding furniture and has great views of the garden from its window. An opening leads through to the dining kitchen and patio doors open to the garden.



UTILITY ROOM 8'7" x 2'10" max

Accessed from the rear patio is this handy utility room which provides storage for household items, plumbing for a washing machine and space for a tumble dryer if required.

GROUND FLOOR W.C 3'10" x 3'1" max

Neatly placed off the entrance hallway is this useful ground floor cloakroom with an understairs storage cupboard, low flush W.C and pedestal handwash basin. The room is partially tiled in metro tile, has spotlighting and tile flooring underfoot.



SECOND SITTING ROOM / BEDROOM FOUR 13'4" x 8'0" max

This versatile room could be used as bedroom four, a home office or second sitting room if desired. There is space for freestanding furniture, a shower area to the rear of the room, oak flooring underfoot, spotlights to the ceiling and a large window overlooks the driveway. A door opens to the entrance hallway.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has space for freestanding furniture, a side facing window and a hatch with a ladder allows access into the loft space. Doors lead to the three first floor bedrooms and house bathroom.

BEDROOM ONE 12'5" x 9'8" max

A generous double bedroom positioned to the front of the house which has ample space for freestanding furniture. A large window gives a view over the street scene below and a door leads on to the landing.



BEDROOM TWO 12'4" x 9'8" max

Positioned at the rear of the property with views over the garden and countryside beyond is another good size double bedroom with ample room for freestanding furniture, a fitted wardrobe and a door leads on to the landing.



BEDROOM THREE 9'3" x 7'1" max

A small double bedroom located at the front of the property benefitting from a fitted wardrobe and space for freestanding furniture. A door leads to the landing.



BATHROOM 7'9" x 7'1" max

This stylish bathroom is fully tiled and has been recently fitted. Comprising of a stone freestanding bath with waterfall tap and shower attachment, vanity hand wash basin with mixer tap, low flush W.C, cubicle with waterfall shower and a graphite towel radiator. There is a matching storage cabinet, two rear obscure windows, spotlights to the ceiling and cushioned flooring underfoot. A door opens to the landing.



REAR GARDEN

A raised patio area adjoins the property which provides lovely far reaching views, stone steps lead down to the lawned garden with yet another patio area ideal for outdoor dining and a decked area with a pergola allowing space for a hot tub if desired. Flowerbeds, colourful shrubs and fencing surround the space and there is ample space for a timber outbuilding and garden furniture if desired.



EXTERNAL FRONT AND DRIVEWAY

To the front there is a driveway with parking for one vehicle, a lawned front garden with a timber raised vegetable plot and is an ideal place to sit out or for pots/planters. A timber gate leads to the rear of the property.



***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND B

PROPERTY CONSTRUCTION:

PARKING: 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.

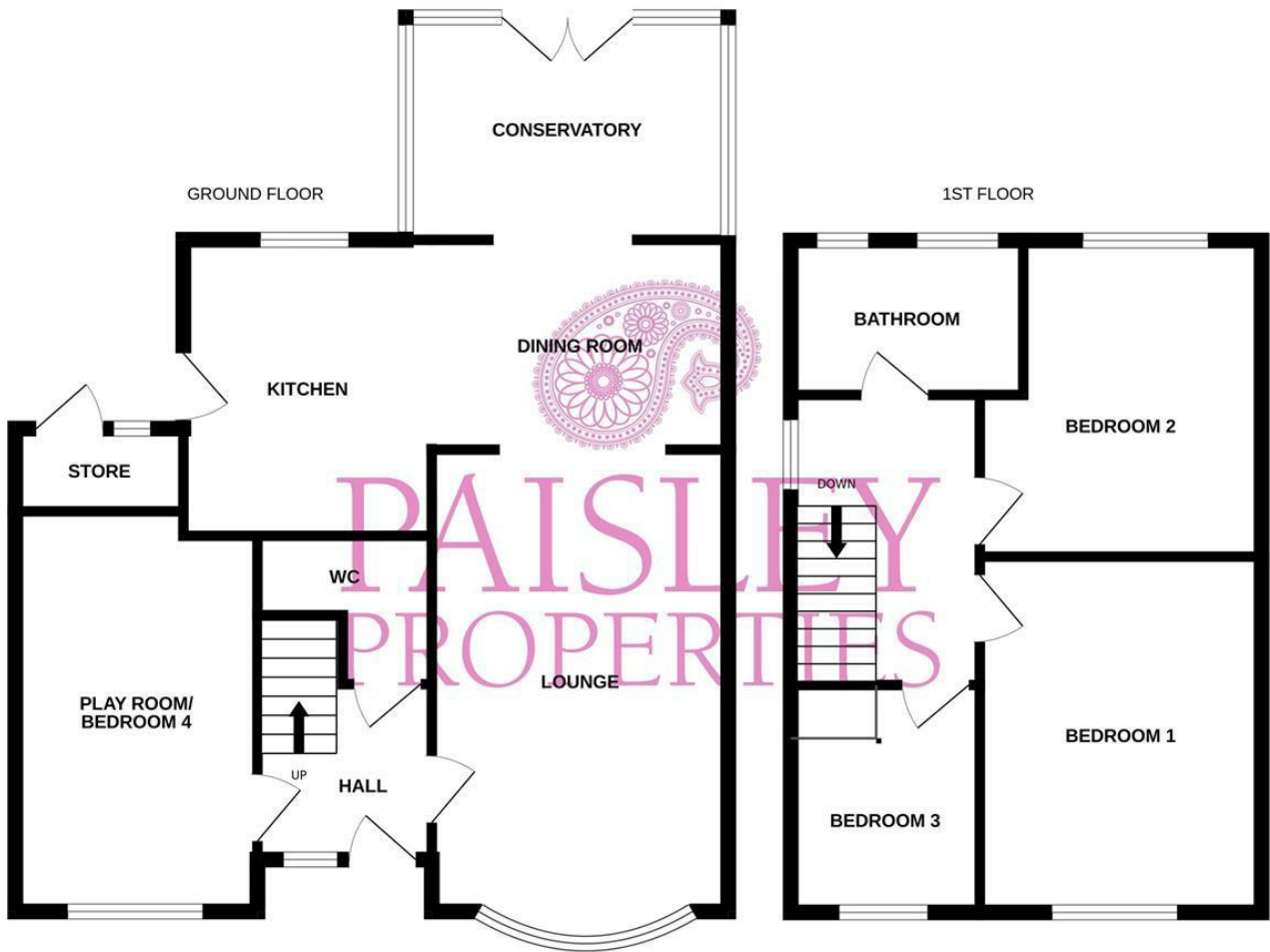
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

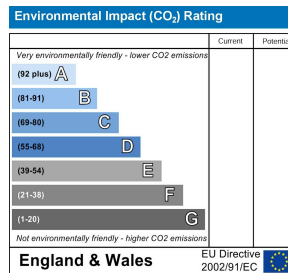
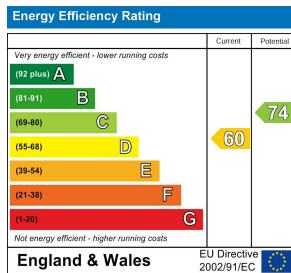
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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