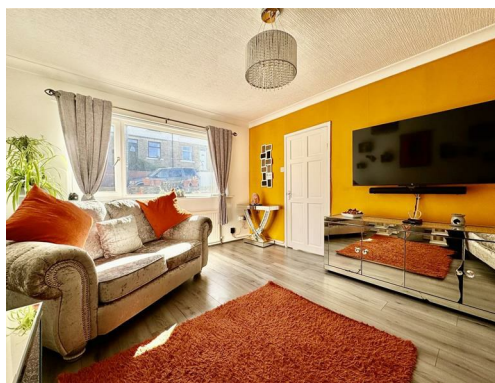


79 Forest Road,
Almondbury HD5 8EU

OFFERS AROUND
£180,000



ENJOYING FAR REACHING VIEWS FROM THE REAR, THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS A LOW MAINTENANCE FRONT GARDEN, GREAT SIZE INTEGRAL GARAGE.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed UPVC door into the entrance hall with laminate flooring underfoot and space to remove coats and shoes. A door leads through to the lounge and stairs ascend to the first-floor landing.

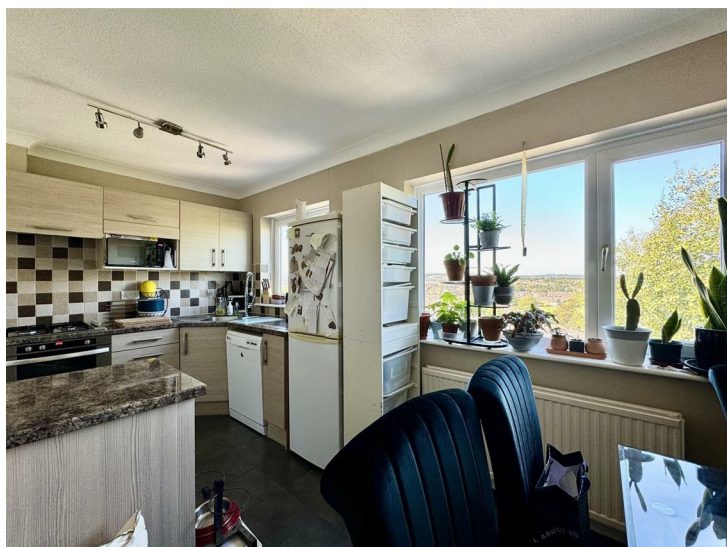
LOUNGE 15'1" x 11'4" max

This beautifully presented lounge is bright and airy courtesy of the large front window, has ample space for freestanding furniture and laminate flooring underfoot. Doors lead back through to the entrance hallway and through to the dining kitchen.



DINING KITCHEN 14'9" x 8'11" max

This modern dining kitchen boasts fantastic far-reaching views through its windows and is fitted with a range of timber effect wall and base units with contrasting roll top surfaces, tile splashbacks, corner stainless steel sink and drainer with swan neck mixer tap over and benefits from an integrated electric oven, four ring gas hob with concealed extractor, plumbing for a dishwasher and space for fridge freezer. To the side of the room is space for a dining table and chairs and tiled flooring flows underfoot. Doors lead to the garage steps and back through to the lounge.





FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first-floor landing with timber balustrade, a hatch providing ladder access to the boarded loft and doors lead through to three bedrooms and the house bathroom.



BEDROOM ONE 14'0" x 8'7" max

Situated at the front of the property with views of the street scene below is this neutrally decorated double bedroom with ample space for freestanding furniture and a door leads through to the landing.



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

Positioned at the rear of the property is this double bedroom which has space for free standing furniture and has lovely roof top and countryside views from its window. A door leads through to the landing.



BEDROOM THREE 9'4" x 5'10" max

This bright single bedroom positioned to the front of the property has bulkhead storage and could also be used as a home office or dressing room.



BATHROOM 6'3" x 5'6" max

This attractive bathroom features a three-piece white suite comprising of a vanity hand wash basin with mixer tap, low level W.C and bath with shower over and glass screen. The room is fully tiled, has a rear obscure window, chrome towel radiator, fitted corner shelving and complimentary tile flooring underfoot. A door leads through onto the landing.



REAR, VIEWS AND GARAGE

Accessed by a shared lane to the side of the house is space for off road parking and providing entry to the integral garage with an up and over door, has light, power, plumbing for a washing machine and providing space to store extra household items and steps ascend to the dining kitchen. Across the back lane is a decked area which would be ideal for sitting out and enjoying the fantastic far reaching views. Attached to the rear external wall there is an electric charging point the garage size 24ft7 x 14ft5 max.



EXTERNAL FRONT

Entered by a wrought iron gate is a well presented enclosed decorative shale garden with a patio area ideal for garden furniture and pots/planters.



***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND B

PROPERTY CONSTRUCTION:

PARKING: INTEGRAL 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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PAISLEY
PROPERTIES