

10 Grasscroft,  
Almondbury HD5 8XG

£335,000



TUCKED AWAY ON A PEACEFUL COUNTRY LANE IS THIS BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM END TERRACE HOUSE WHICH HAS BEEN EXTENDED AND BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, CHARACTERFUL FEATURES THROUGHOUT, GENEROUS SIZE PATIO GARDENS WITH LOVELY COUNTRYSIDE VIEWS AND A DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD 999 YEARS - CHARGES £1 PER ANNUM - EXPIRING 2859 / COUNCIL TAX BAND A / ENERGY RATING C.

PAISLEY  
PROPERTIES



### **ENTRANCE PORCH 4'3" x 3'6" max**

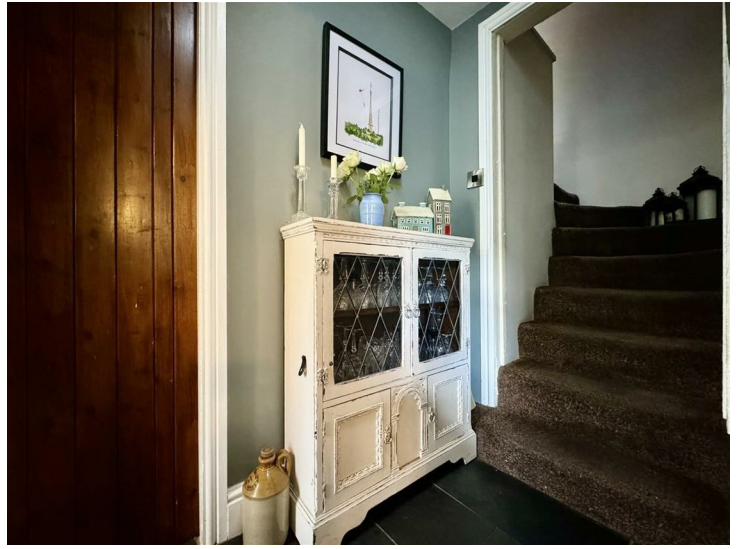
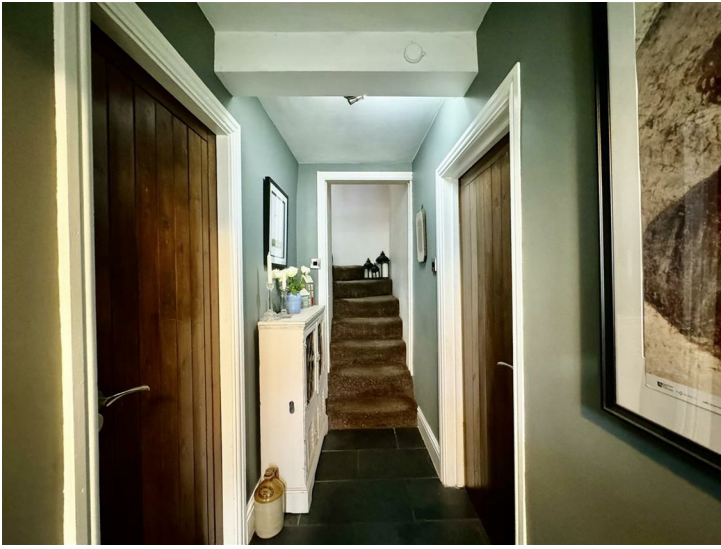
You enter the property through a composite door into this handy entrance porch with space to remove and store outdoor clothing, two windows, tile flooring underfoot and a glazed door opens to the entrance hallway.



### **ENTRANCE HALLWAY**

Entered by a glazed door from the porch is this welcoming entrance hallway with space for freestanding furniture and lovely exposed beams to the ceiling. A staircase ascends to the first floor landing and doors open to the dining kitchen and sitting room/dining room.



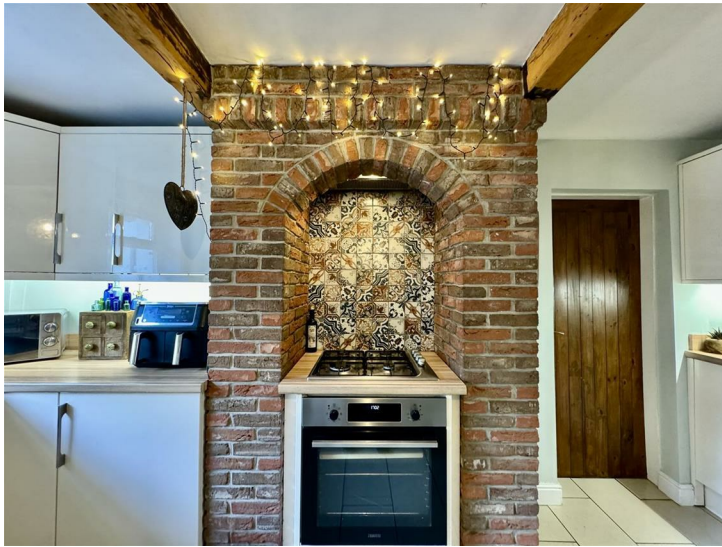


### **DINING KITCHEN 14'10" x 11'6" max**

This fantastic dining kitchen really has a country feel and is fitted with a number of cream gloss wall and base units, contrasting work surfaces with matching upstands and a composite sink and drainer with mixer tap over. There are integrated appliances including an electric oven and a four ring gas hob with extractor over which is housed in an exposed brick arch with attractive tiled splash back, dishwasher, washing machine and space for a large freestanding fridge freezer. There is room for a dining table and chairs. The room is completed by exposed beams to the ceiling, tile flooring underfoot and windows overlooking the driveway and patio. Doors open to the cellar head, living room and back through to the entrance hallway.







### **CELLAR 10'4" x 7'8" max**

Accessed from the kitchen is this good size vaulted cellar which provides extra storage, power and light.

### **LIVING ROOM 15'8" x 14'11" max**

This impressive lounge offers ample space for living room furniture and provides a space to relax and to entertain opening to the garden through its patio doors. A freestanding wood burning stove with a slate hearth provides a fantastic focal point and a window gives views over the adjoining fields. Tile flooring flows underfoot and a door leads through to the dining kitchen.





### **SITTING ROOM / DINING ROOM 14'8" x 9'1" max**

This versatile room is currently used as a sitting room but could also be used as an occasional bedroom, formal dining room or home office. The focal point of the room is an intricate cast iron fireplace housing a gas fire with a granite hearth. There are exposed beams to the ceiling, tile flooring underfoot and a large window overlooks the drive and patio garden. A door opens to the entrance hallway.





## FIRST FLOOR LANDING

A staircase with timber balustrades ascends from the entrance hall to the landing which really has the wow factor, exposed timber beams, spotlighting and space for freestanding furniture. Doors lead through to the three double bedrooms (one with an en suite), separate shower room and two staircases which lead to the mezzanine with study area and the family bathroom with dressing area.



## BEDROOM ONE 15'8" x 8'9" max

A generous double bedroom with views over the garden and fields beyond from its windows. There is space for freestanding furniture, beams to the ceiling and doors open to the en suite shower room and back through to the landing.



## EN SUITE SHOWER ROOM 5'1" x 4'11" max

Fitted with a white suite comprising of a vanity hand wash basin with mixer tap, low flush w.c and a corner shower with glass screen. The room is fully tiled, has a side obscure window and vinyl flooring underfoot.





### **BEDROOM TWO 13'0" x 8'2" max**

This neutrally decorated double bedroom has two windows allowing natural light to flood the room, plenty of space for free standing bedroom furniture and a bank of fitted wardrobes. Characterful beams to the pitched ceiling and a door leads through to the first floor landing.



### **BEDROOM THREE 14'2" x 9'1" max**

This beautifully presented double bedroom has an exposed brick wall, a cast iron fireplace with tile hearth, high ceiling and exposed beams. There is space for bedroom furniture and a view up to the mezzanine level. A window overlooks the garden below and a door leads to the landing.





### **SHOWER ROOM 6'1" x 4'7" max**

Accessed from the landing is this modern shower room which is fitted with a pedestal hand wash basin with mixer tap, low level w.c and a corner shower with glass screen. The room is partially tiled with attractive mosaic, has spotlighting and vinyl flooring underfoot.



### **BATHROOM AND DRESSING ROOM 9'4" x 9'3" max**

A staircase from the first floor landing ascends to bathroom with a white suite including a bath with shower attachment, low level w.c and a vanity hand wash basin with mixer tap. A space to the side provides room for a dressing area or storage if required. There is a velux window and vinyl flooring underfoot.

### **MEZZANINE AND HOME OFFICE 22'4" x 6'6" max**

Stairs ascend from the first floor landing to a mezzanine level which overlooks bedroom three and provides storage or room for a snug or reading area. To the other side is space for a home office or occasional bedroom, space for freestanding furniture and three velux windows and beams to the ceiling.





## EXTERNAL AND PARKING

Accessed by a double timber gate is a driveway for multiple vehicles and a raised patio area to the side. Stone steps ascend to a spacious patio area with glass balustrade ideal for outdoor dining, entertaining and with ample room for garden furniture, providing fabulous views over the adjoining fields, countryside and Emley Moor Mast in the distance.







**VIEWS**





## **\*MATERIAL INFORMATION**

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: £1 PER ANNUM

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND A

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**

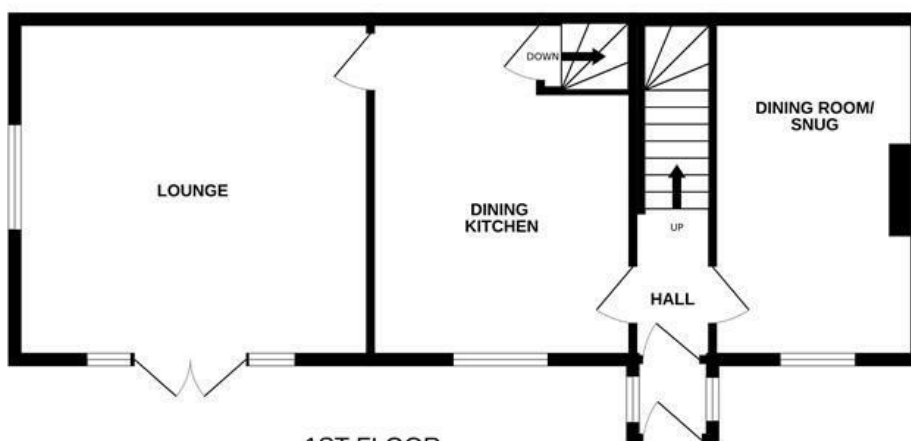
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



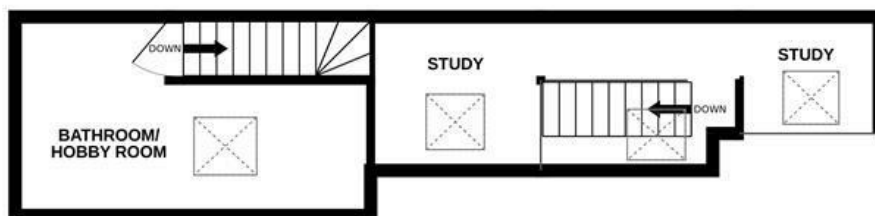
## GROUND FLOOR



## 1ST FLOOR

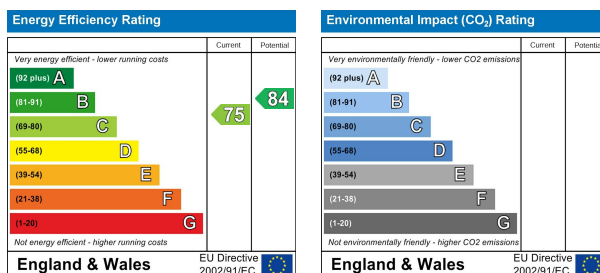


## 2ND FLOOR



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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