

114 Kaye Lane,
Almondbury HD5 8XU

OFFERS AROUND
£495,000



IMMACULATEDLY PRESENTED THROUGHOUT THIS EXTENDED AND BESPOKE FOUR BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, A BEAUTIFUL REAR GARDEN, COUNTRYSIDE VIEWS, INTEGRAL GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

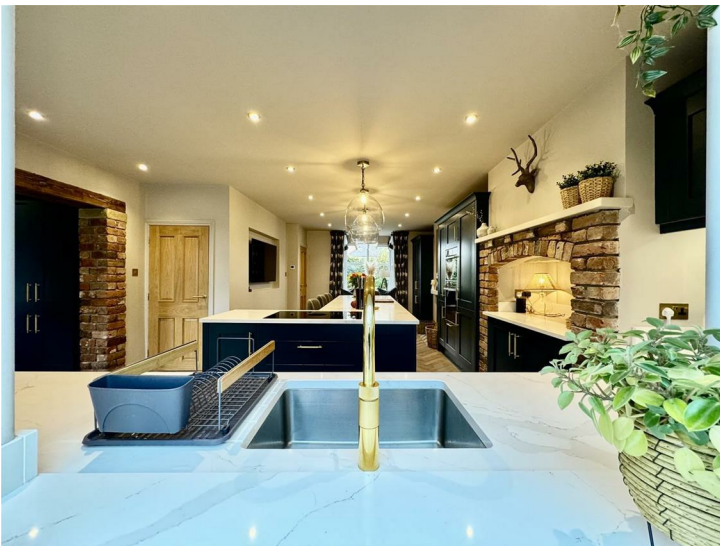
You enter the property through a composite door into this welcoming entrance hallway which has plenty of space to remove your coats, shoes and for freestanding furniture. There is a hand made Spanish tile floor with underfloor heating and doors through lead to the W.C, lounge and open plan dining kitchen. A panelled staircase with timber balustrade ascends to the first floor landing



DINING KITCHEN 22'11" x 21'4" max

Sitting at the heart of the home, this stunning dual aspect, recently fitted and extremely spacious dining kitchen really has the wow factor and is fitted with a range of navy wall and base units, designer Silestone work surfaces, matching upstands and an inset sink and drainer with Quooker tap over. Integrated appliances include a double NEFF oven with microwave, BORA induction hob with built in extractor, fridge freezer, dishwasher, wine fridge and an inbuilt bar/coffee station. An exposed brick chimney breast and an inset fireplace housing a multi fuel stove with hand made Spanish tile hearth adds a characterful feel. A fantastic breakfast bar provides a subtle space to entertain and enjoy informal meals with friends and family. An exposed brick archway with an exposed timber beam opens to a great utility space with an inset stainless steel sink, extra integrated freezer, storage and a charging hub. A rear facing windows and opening overlook the conservatory and garden. Amtico LVT heated flooring flows underfoot and spot lights complete the room. Doors lead to the utility room, entrance hallway and an opening leads to the sun room.





UTILITY ROOM 11'11" max x 6'9" max

Steps descend to this useful utility area which has space/plumbing for a washing machine and tumble drier and has a sink to one corner. A bank of handy shelves provides further storage space.

SUN ROOM / FORMAL DINING ROOM 12'5" max x 8'3" max

This superb addition to the property enjoys lovely views over the garden and is the perfect place to sit and relax on a quiet evening. The room could also make a great formal dining room if desired. Amtico LVT heated flooring flows through from the dining kitchen and patio doors open onto the rear patio.



LOUNGE 12'7" max x 21'6" max

This impressive living room spans the length of the extension, has an abundance of space for freestanding furniture and fitted storage with shelving. A beautiful gas flame effect fire with marble surround creates a nice focal point and attractive coving and a ceiling rose add a dash of character. A sliding patio door opens onto the lovely rear garden, a front and side facing window fills the room with natural light and a door leads back through to the entrance hallway.





DOWNSTAIRS WC 3'5" max x 3'11" max

This handy cloakroom is fitted with a low level W.C and a corner pedestal hand wash basin with mixer tap over. Tile flooring flows in from the entrance hallway.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a charming feature window and a loft hatch providing access into the loft space. Doors lead to the four bedrooms and the house bathroom.

BEDROOM ONE 16'10" max x 12'8" max

This very generous double bedroom is bursting with natural light courtesy of the large front facing bay window which enjoys views over towards Castle Hill. The room is tastefully decorated in neutral tones and doors lead to the landing and en-suite.



EN-SUITE 8'7" max x 4'1" max

Fitted with a modern three piece suite including a double shower cubicle with rain fall style shower attachment, vanity hand wash basin with mixer tap over and low level W.C. The room is fully tiled with attractive tile, there is complimentary tiled flooring underfoot and a front facing window floods the room with light. A door leads to the bedroom.



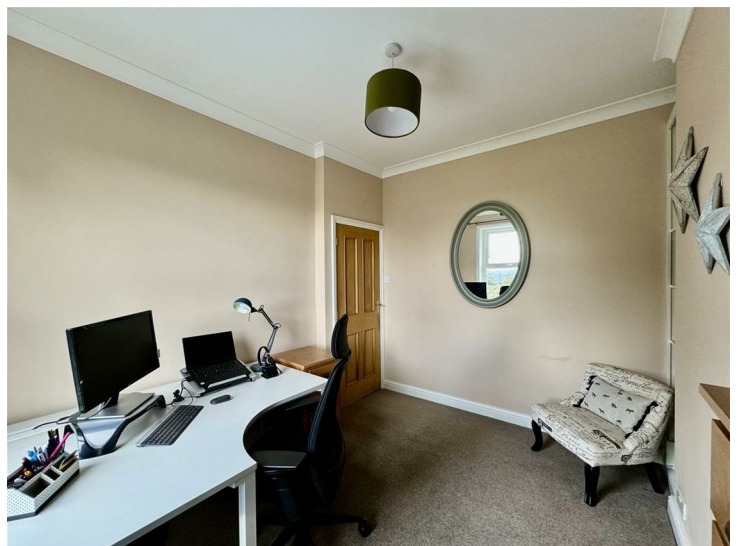
BEDROOM TWO 12'0" max x 14'5" max

Another superb and beautifully presented double bedroom which is also a very good size and can easily accommodate large bedroom furniture. There are fitted wardrobes to both chimney alcoves and two front facing windows overlook the street and towards Castle Hill. A door leads to the landing.



BEDROOM THREE 10'11" max x 9'9" max

Situated to the rear of the property with picturesque views from its window, this good sized bedroom is currently used as a home office and has excellent room for freestanding furniture. A door leads to the landing.



BEDROOM FOUR 12'4" apx x 8'5" max

Also enjoying beautiful views over the rear garden and fields beyond, this charming room is used as a dressing room by the current owners but could easily house bedroom or office furniture if desired. A door leads to the landing.



HOUSE BATHROOM 5'5" max x 7'7" max

This stylish house bathroom is fitted with a white three piece suite including a bath with waterfall shower over and glazed screen, vanity hand wash basin and low level W.C. The room is partially tiled with bevelled metro tile, there are attractive tiles to the floor, L.E.D mirror and an anthracite heated towel rail sits to one side. A rear facing window allows natural light to fill the space and a door leads to the landing.



REAR GARDEN

To the rear of the property there is a spectacular enclosed garden which includes a large patio adjoining the house with a timber built bar and a lawned area which is surrounded by mature shrubs, trees and plants. A further lawn can be accessed via a few steps where there is also a handy space to store outdoor equipment. A path leads to the front of the property and the garden backs onto neighbouring fields making it very private and secluded.





FRONT, GARAGE AND PARKING

To the front of the property there is a low maintenance pebbled garden with a large hedge border and steps which ascend to the front door. To the side of the steps there is a driveway which leads up to an integral single garage which has an electric roller door, power, light and hot/cold outdoor taps.



***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND C

PROPERTY CONSTRUCTION: STONE

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.

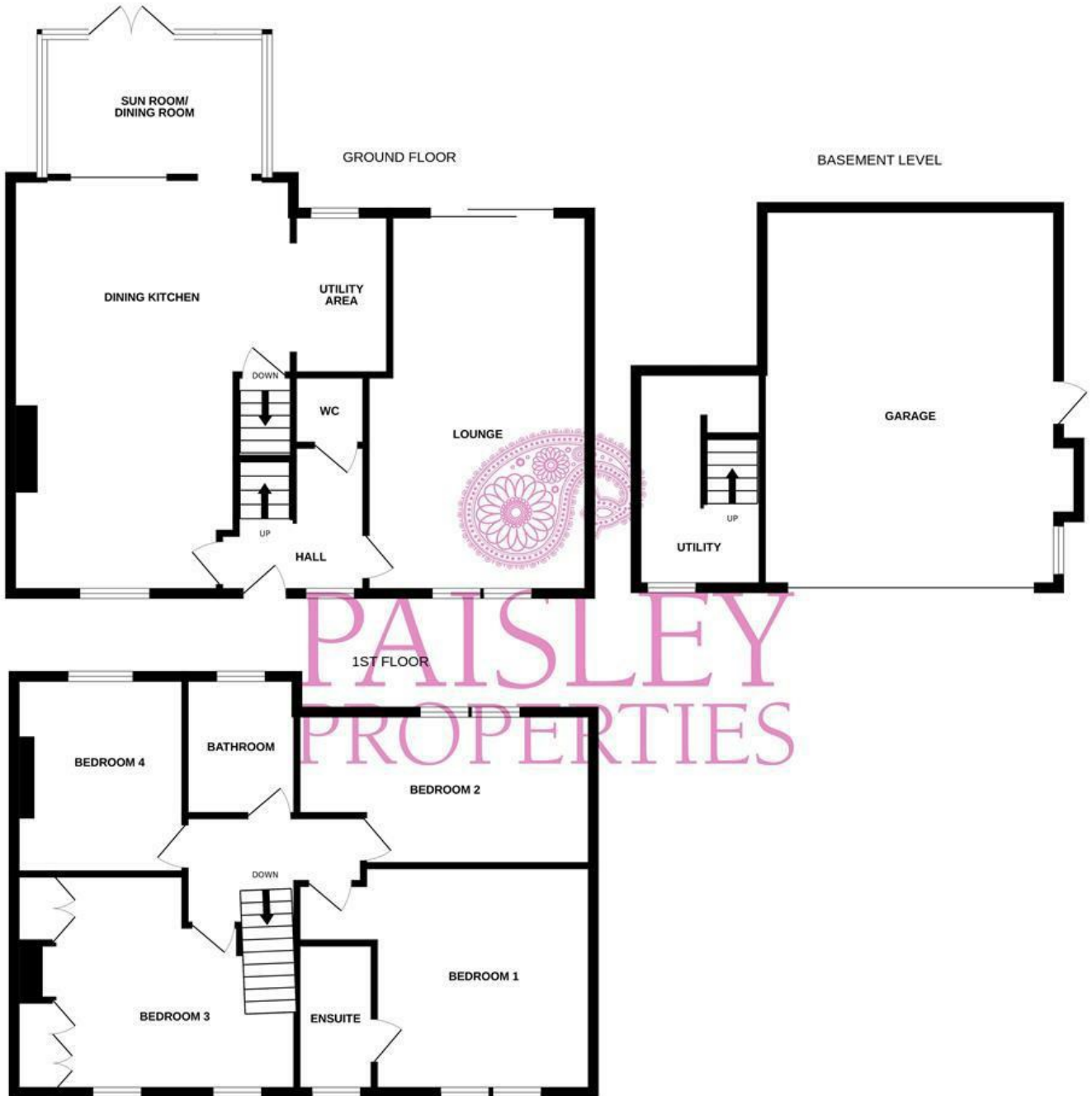
PAISLEY

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.

MORTGAGES

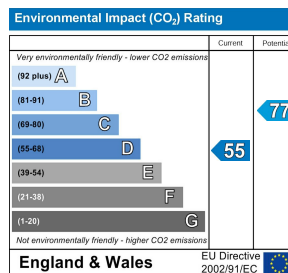
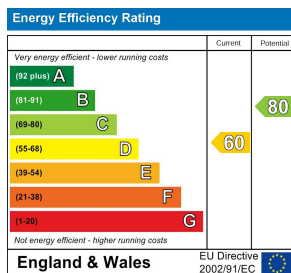
Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

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



PAISLEY PROPERTIES

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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