

34 Helted Way,
Almondbury HD5 8XZ

OFFERS AROUND
£365,000



**** NO CHAIN **** BEAUTIFULLY PRESENTED THROUGHOUT AND POSITIONED ON A PEACEFUL CUL DE SAC IS THIS FOUR BEDROOM DETACHED FAMILY HOME WHICH BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, GENEROUS REAR GARDEN, INTEGRAL GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into the welcoming entrance hall with space to remove coats and shoes. A door leads through to the living room and stairs ascend to the first floor landing.

LIVING ROOM 16'0" x 11'8" max

This spacious lounge has pleasant views of the cul de sac from its bay window. There is room for a selection of freestanding living room furniture and a marble fireplace houses a coal effect gas fire. Doors open to the dining room and back through to the entrance hallway.



DINING ROOM 9'8" x 8'8" max

The well presented dining room has laminate flooring underfoot and offers space for a dining table, chairs and freestanding furniture. Doors open through to the kitchen, lounge and patio doors open to the garden.



KITCHEN 10'7" x 9'6" max

Located at the rear of the property with pleasant garden views is this attractive kitchen which is fitted with a range of pale grey gloss wall and base units with complimentary roll top surfaces, tile splashbacks, a composite sink and drainer with mixer tap over and benefits from an integrated electric oven, four ring gas hob with overhead extractor, space for a fridge freezer and a handy understairs cupboard provides storage for household items. Vinyl flooring flows underfoot and an archway opens to the utility area.



UTILITY AREA 5'11" x 4'11" max

This handy utility area has extra work surface, plumbing for a washing machine and dishwasher or space for a tumble dryer if required. An external door leads to the side of the property.



GROUND FLOOR CLOAKROOM 4'6" x 4'5" max

Neatly positioned to the side of the utility area is a cloakroom which is fitted with a low level W.C, wall hung hand wash basin and space to store and hang outdoor clothing. There is vinyl flooring underfoot and a rear obscure window.

FIRST FLOOR LANDING

Stairs ascend to the first floor split landing and doors lead through to four bedrooms (one with an ensuite shower room), house bathroom, storage cupboard ideal for towels and bed linen. A hatch gives access to a part boarded loft.

BEDROOM ONE 13'11" x 11'10" max

Beautifully presented and recently upgraded with fitted gloss wardrobes, drawers and a dressing table is this good size double bedroom positioned at the front of the property with views over the cul de sac below. Doors open to the en suite shower room and back on to the landing.



EN SUITE SHOWER ROOM 6'2" x 5'5" max

This stylish and recently fitted en-suite comprises of a double walk in shower with glass door and waterfall shower, a vanity hand wash basin with mixer tap and a low level W.C. There is a heated towel rail and spot lighting to the ceiling. The walls are partially tiled in attractive grey tiles, complimentary tiles to the floor with underfloor heating and an obscure window to the front completes the room. A door leads through to bedroom one.



BEDROOM TWO 10'2" x 7'10" max

Located at the rear of the property with lovely garden views is this neutrally decorated double bedroom with an integrated storage cupboard with shelving and space for freestanding bedroom furniture. A door opens to the landing.



BEDROOM THREE 8'5" x 8'3" max

Another bright double bedroom positioned at the front of the property with built in sliding glazed wardrobes, an integrated wardrobe and space for bedroom furniture. A door opens to the landing.



BEDROOM FOUR 8'6" x 7'6" max

Currently used as a games room/office space and located to the rear of the property is a good size single bedroom with space for furniture and a door opens to the landing.



BATHROOM 7'9" x 6'11" max

The bathroom is fitted with a white three piece suite, including a bath with shower over and glass screen, pedestal hand wash basin and a low level W.C. The room is partially tiled with a rear obscure window, has complimentary vinyl flooring underfoot and a door opens to the landing.



REAR GARDEN

This well maintained and generous size rear garden has a range of spaces to enjoy including two patio areas offering entertaining space for Al fresco dining and ample room for garden furniture. A large lawn surrounded by fencing, colourful rockery plants, shrubs and bushes. There is ample space for a timber outbuilding, summer house and green house if desired.

To the side of the property is security lighting and a water tap.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is a well maintained lawn and a timber gate provides access to the rear of the property.

A large driveway provides parking for multiple vehicles and an integral garage has electric doors, power and light.



***MATERIAL INFORMATION**

TENURE: FREEHOLD
ADDITIONAL PROPERTY COSTS:
COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND D

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.

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.

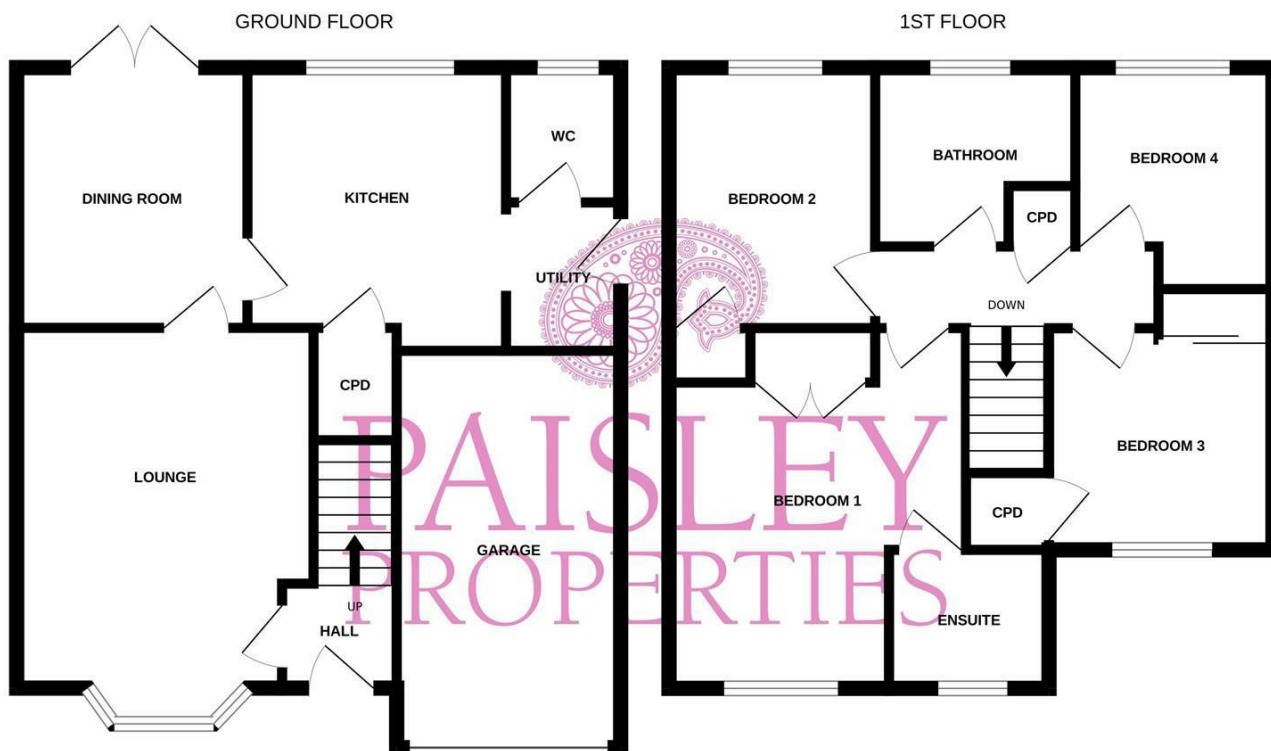
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

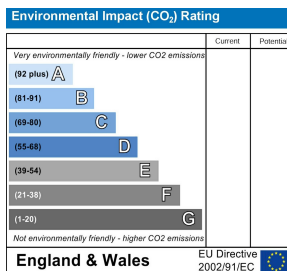
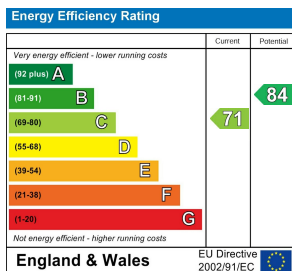
SURVEY TEXT

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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