

110 Hall Bower Lane,
Hall Bower HD4 6RN

OFFERS AROUND
£289,950



LOVED FOR MANY YEARS AND BURSTING WITH POTENTIAL IS THIS EXTENDED FIVE BEDROOM FAMILY HOME WHICH BOASTS SPACIOUS LIVING ACCOMMODATION, FANTASTIC FAR REACHING VIEWS, INTEGRAL GARAGE AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a Upvc door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. A front facing window allows natural light to flood the space, doors lead through to the lounge, kitchen and an understairs W.C with storage space. A staircase with a timber balustrade ascends to the first floor landing.



LOUNGE 13'0" x 10'10" max

This generous size lounge has pleasant far reaching views from its large bay window. There is room for a selection of freestanding living room furniture and ample space for entertaining family and friends. There are feature arch shelving units, an inset gas fire, sliding doors open to the dining room and a door leads back through to the hallway.



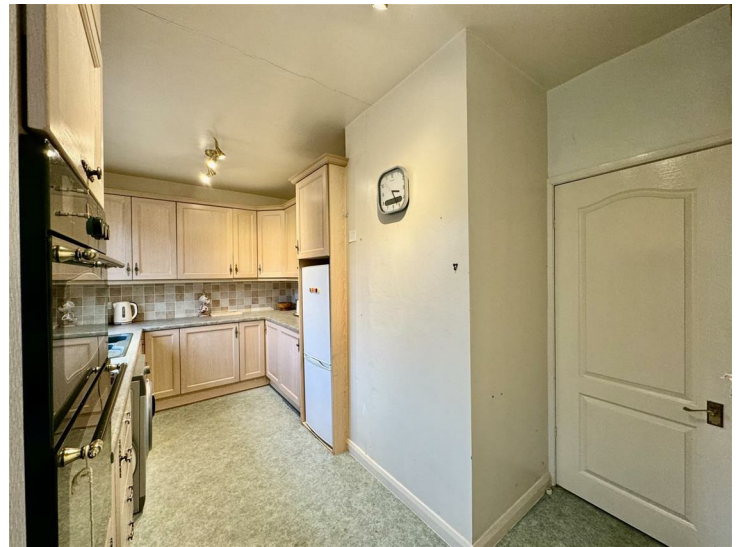
DINING ROOM 12'1" x 12'1" max

The dining room offers ample space for a dining table, chairs and freestanding furniture. A timber fireplace with tile hearth gives a focal point to the room and sliding doors open through to the conservatory and back through to the lounge.



KITCHEN 15'7" x 9'3" max

The kitchen is fitted with a range of timber effect wall and base units, contrasting work surfaces with tile splashbacks and a composite sink and drainer with mixer tap over. There is an integrated gas hob with concealed extractor fan above, electric oven, grill, space for a freestanding fridge freezer and plumbing for a washing machine. A window overlooks the rear garden, doors open to the conservatory and back through to the hallway.



CONSERVATORY 15'4" x 10'9" max

This excellent addition to the property is flooded with natural light and has space for freestanding furniture, tile flooring underfoot and great views of the garden and beyond from its windows. A patio door opens onto the rear patio and doors lead back through to the dining room and kitchen.



GROUND FLOOR W.C 7'4" x 2'5" max

Neatly tucked under the stairs is a handy storage space with a low level W.C and hand wash basin. There is vinyl flooring underfoot and a door opens to the hallway.

FIRST FLOOR LANDING

Stairs ascend to the first floor split landing and doors lead through to five bedrooms and the house bathroom.

BEDROOM ONE 11'8" x 11'3" max

This superb double bedroom positioned at the rear of the property with fantastic views over to Castle Hill has ample room for freestanding furniture, a fitted wardrobe and a door leads on to the landing.



BEDROOM TWO 11'7" x 10'3" max

Another good size double positioned at the front of the property with pleasant countryside views, fitted wardrobes, drawers and space for freestanding bedroom furniture. A door leads onto the landing.



BEDROOM THREE 12'6" x 8'3" max

Used as a home office, this double bedroom positioned to the front of the property, again with far reaching views has space for freestanding furniture and a door leads onto the landing.



BEDROOM FOUR 8'4" x 8'3" max

A good size single bedroom at the rear of the property with views over the rear garden and Castle Hill from its window, fitted sliding wardrobes and space for freestanding furniture. A door leads on to the landing.



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

Positioned to the front of the property with far reaching views is this bright single bedroom with bulk head storage shelving and space for freestanding furniture. A hatch provides access to the loft and a door leads on to the landing.



BATHROOM 6'6" x 6'2" max

The bathroom is fitted with a three piece suite, including a bath with shower attachment , pedestal hand wash basin and a low level W.C. The room is fully tiled with a rear obscure window, has a chrome towel radiator, complimentary tile flooring underfoot and a door leads on to the landing.



REAR GARDEN

Adjoining open fields and with wonderful views to Castle Hill is the rear garden which has a range of spaces to enjoy including a patio area offering entertaining space for Al fresco dining and ample room for garden furniture and well maintained lawn areas surrounded by hedging, colourful rockery plants, shrubs and bushes. There is ample space for a timber outbuilding and green house if desired.





EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is a driveway with wrought iron gates which leads to an integral garage which has power, electric, houses the boiler and has an up and over door. The front garden is slightly raised and has a decorative pebble patio with colourful flower beds, bushes and shrubs. There is space for a bench and bistro set if desired to sit out and enjoy the far reaching countryside views.

Garage measurements 15ft 2 x 7ft 10 max





***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND C

PROPERTY CONSTRUCTION:

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. *

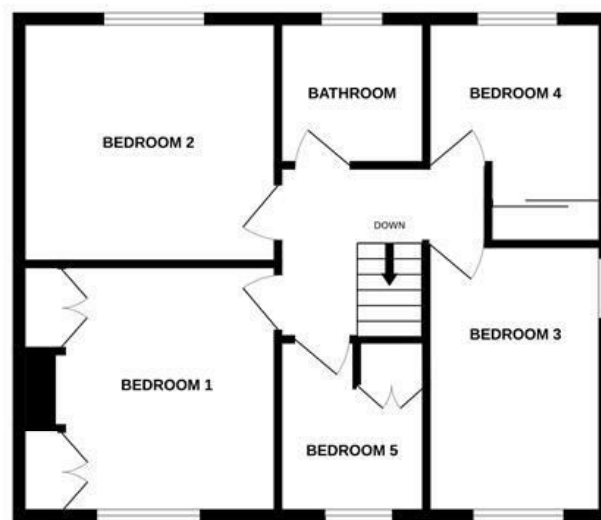
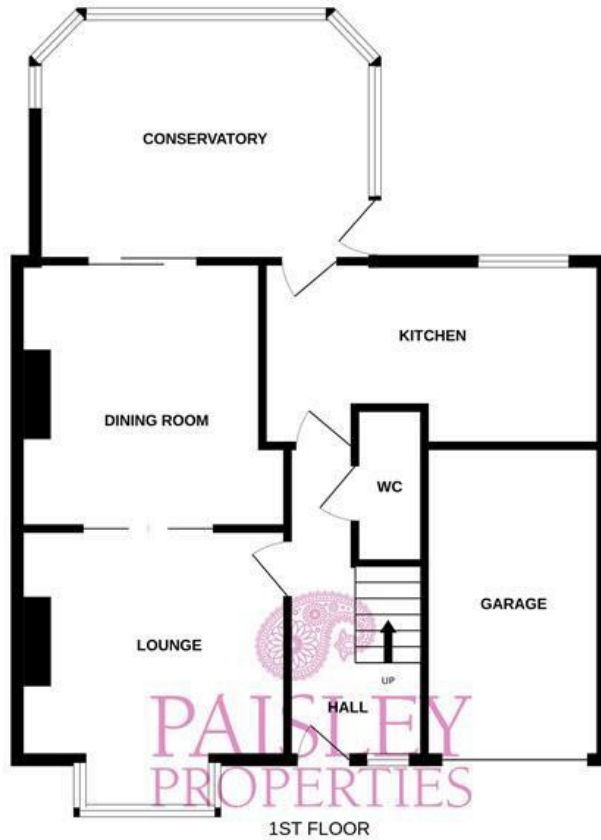
PAISLEY

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.

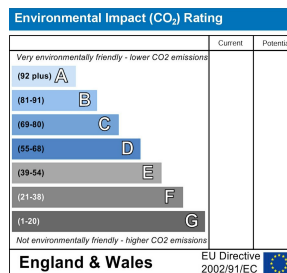
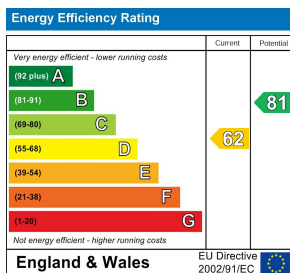
SURVEY TEXT

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.

GROUND 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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