

17 Kaye Lane,  
Almondbury HD5 8XP

OFFERS AROUND  
£360,000



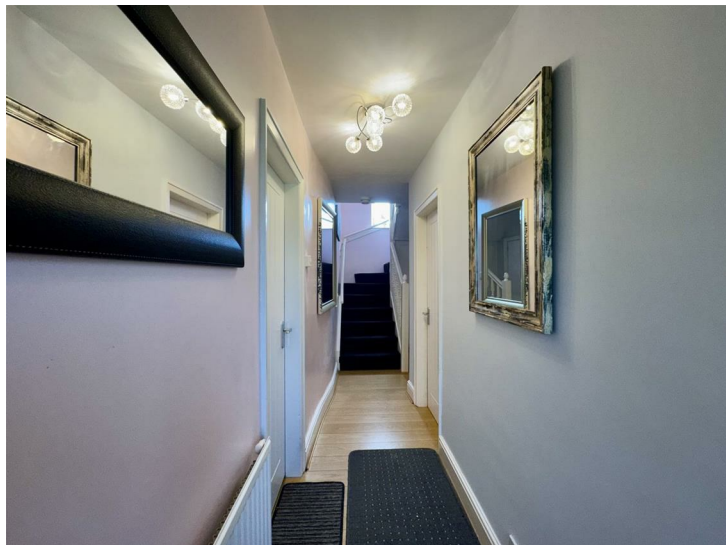
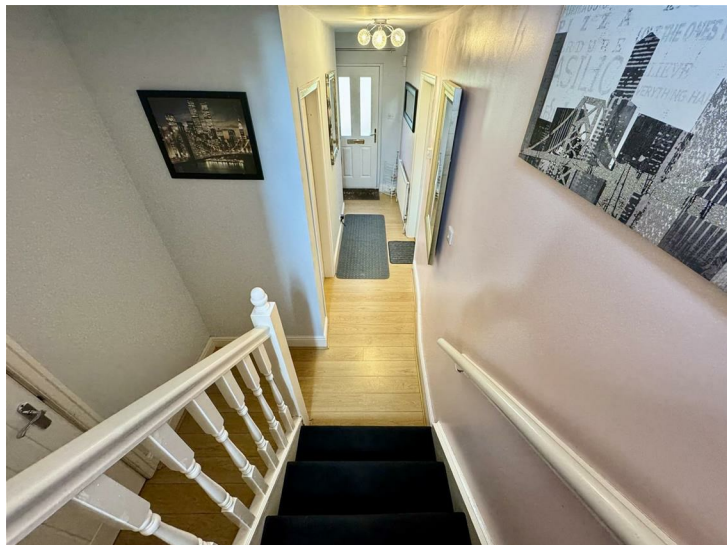
**\*\*NO CHAIN\*\* CONVERTED BUNGALOW ON TWO LEVELS OFFERING GROUND FLOOR AND FIRST FLOOR BEDROOMS\*\* LOCATED ON "DESIRABLE" KAYE LANE WITH FANTASTIC VIEWS FROM THE REAR IS THIS UNIQUE THREE BEDROOM DETACHED FAMILY HOME WHICH IS BEAUTIFULLY PRESENTED, BOASTS DECEPTIVELY SPACIOUS AND VERSATILE LIVING ACCOMMODATION, GENEROUS GARDENS AND DRIVEWAY FOR MULTIPLE VEHICLES.**

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY  
PROPERTIES

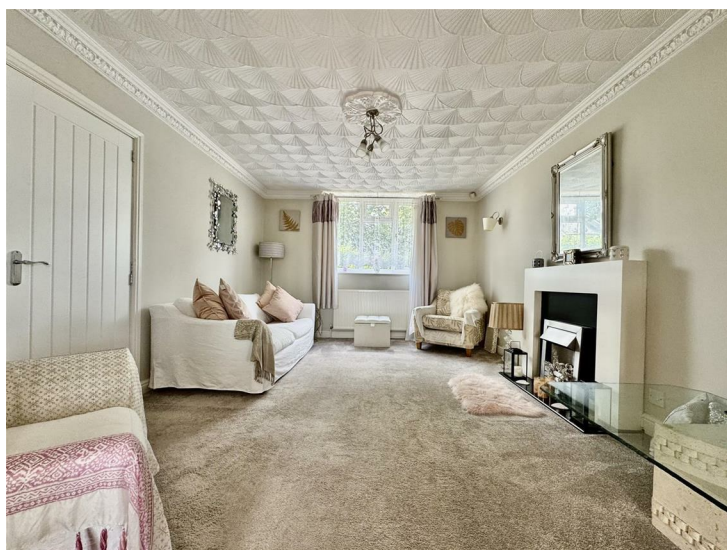
### ENTRANCE HALLWAY

You enter the property through a recently fitted upvc door into a welcoming hallway with laminate flooring underfoot. A carpeted staircase with a timber balustrade ascends to the first floor landing. A handy understairs cupboard provides storage and doors lead to the living room, ground floor bedroom with ensuite bathroom and a separate W.C.



### LIVING ROOM 15'5" x 11'8" max

This beautifully presented and spacious reception room has ample space for free standing living room furniture. Positioned at the front of the property with a view over the garden and having a pebble effect electric fire with decorative surround adds a lovely focal point. Double glazed doors open to the dining kitchen and a door leads back through to the entrance hallway.



### DINING KITCHEN 19'6" x 12'5" max

This stylish and freshly painted dining-kitchen is the perfect sociable space for entertaining and enjoying family meals. The kitchen area is fitted with a range of white gloss wall and base units, complimentary work surfaces with mirrored upstands and a composite sink with mixer tap over. Integrated appliances within the kitchen include an electric oven, grill, four ring electric hob with extractor fan over and freezer. There is plumbing for a dishwasher and space for an undercounter fridge. A breakfast bar allows space for informal dining and the room easily accommodates a dining table and chairs and has inset, mirrored glass shelving to the far wall. This space is lovely and bright and enjoys lots of natural light from the rear facing window and patio doors which open to the sun room. Laminate flooring flows underfoot, there are spotlights to the ceiling and doors open to the utility room and living room.



### **UTILITY ROOM 6'10" x 6'0" max**

Tucked off the kitchen is this practical space which has tile flooring underfoot, houses the boiler and is fitted with wall units. There is space to store household items, plumbing for a washing machine and space for a tumble dryer/extra fridge freezer if desired. A window overlooks the front of the property.

### **SUN ROOM 9'4" x 8'0" max**

This great addition to the property is south facing and enjoys lovely views over the garden and is the perfect place to sit and relax on a quiet evening. There is space for furniture and vinyl flooring underfoot. A sliding glazed door opens to the dining kitchen and a patio door opens to the rear garden.



### **BEDROOM ONE (GROUND FLOOR) 12'2" x 11'0" max**

Occasionally having previously been used as an air b and b, allowing separate access from the main house, this bright and airy double bedroom has patio doors which open to the front garden. The room is well presented and benefits from a bank of built in mirrored wardrobes with internal drinks station and fridge, inset arch shelving and space for freestanding bedroom furniture. Doors lead to the ensuite bathroom and back through to the hallway.

This space could also be used as an occasional annexe ideal for elderly relatives or teenagers.





### **EN SUITE BATHROOM (GROUND FLOOR) 10'4" x 8'6" max**

Located off bedroom one is the four piece ensuite bathroom which is fitted with a Jacuzzi bath, shower with bifold glass screen, a winged pedestal hand wash basin and a low level W.C. The room is fully tiled, has an obscure rear window, spotlights to the ceiling and contrasting tile flows underfoot.



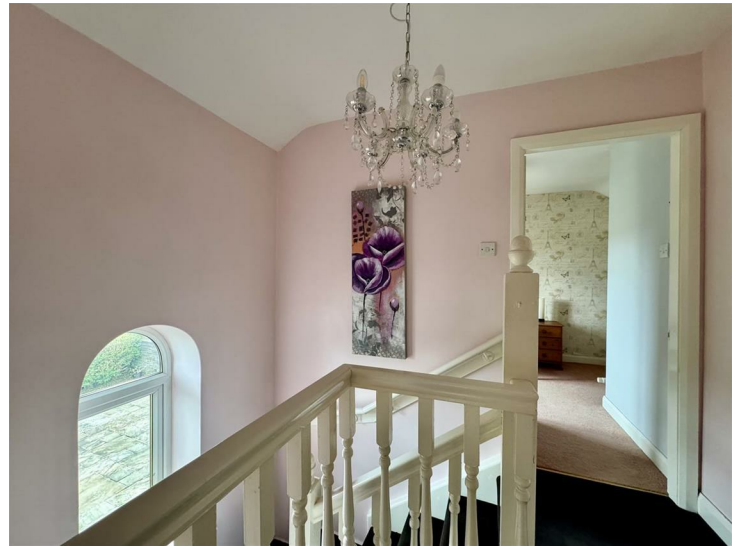
### **GROUND FLOOR W.C 6'5" x 2'6" max**

Conveniently placed off the entrance hallway is the ground floor cloakroom which briefly comprises of a wall hung hand wash basin and a low level W.C with tile flooring underfoot.



### **FIRST FLOOR LANDING**

A quarter landing staircase with a timber balustrade ascends to the first floor landing with a feature arch window allowing far reaching views and doors lead through to two bedrooms and the house bathroom.



### **BEDROOM TWO 15'6" x 12'10" max**

Located to the rear of the property is another great sized double bedroom with fitted wardrobes, bedside cabinets, inset storage and room for freestanding bedroom furniture. Patio doors open to the balcony and a door leads through to the landing.



## BALCONY

Accessed by patio doors from bedroom two is the fabulous south facing balcony which has composite flooring, glass balustrades and has space to sit out, for a bistro set and offers fantastic far reaching views over to Emley Moor, The Woodsome Valley and Farnley Line.



### **BEDROOM THREE 12'11" x 8'8" max**

Another well presented double bedroom located at the rear of the property with lovely far reaching views. There is under eaves storage, space for bedroom furniture and a door leads through to the landing.



### **BATHROOM 10'4" x 5'10" max**

A stylish house bathroom with sloped ceiling and velux window. Fitted with a white four piece suite including a corner bath, corner shower with glass screen, vanity hand wash basin and low level WC. The walls are fully tiled with complimentary tiled flooring underfoot and spot lights to the ceiling. There is space for freestanding storage and a door leads to the landing.



### **REAR GARDEN**

To the rear of the property there is a good size enclosed garden which has a large patio and lawn adjoining the property allowing for al-fresco dining and entertaining. A raised decked area with ample space for garden furniture, decorative pots and planters. The property backs onto allotments and nearby fields therefore enjoying a good degree of privacy.





**EXTERNAL FRONT AND DRIVEWAY**

To the front of the property is a lawned front garden with raised flower bed borders and a decorative pebble area ideal for sitting out. A hedge offers privacy from the roadside and a driveway runs down the side of the property providing parking for multiple vehicles.





VIEW



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band D

PROPERTY CONSTRUCTION:  
Stone and Render

PARKING:  
Driveway

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **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.

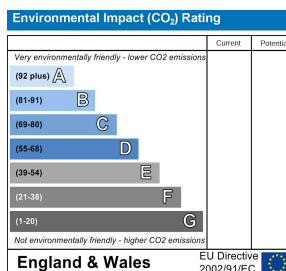
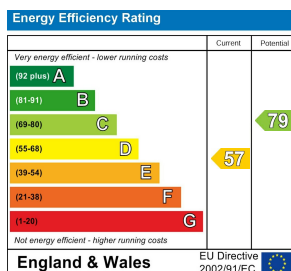
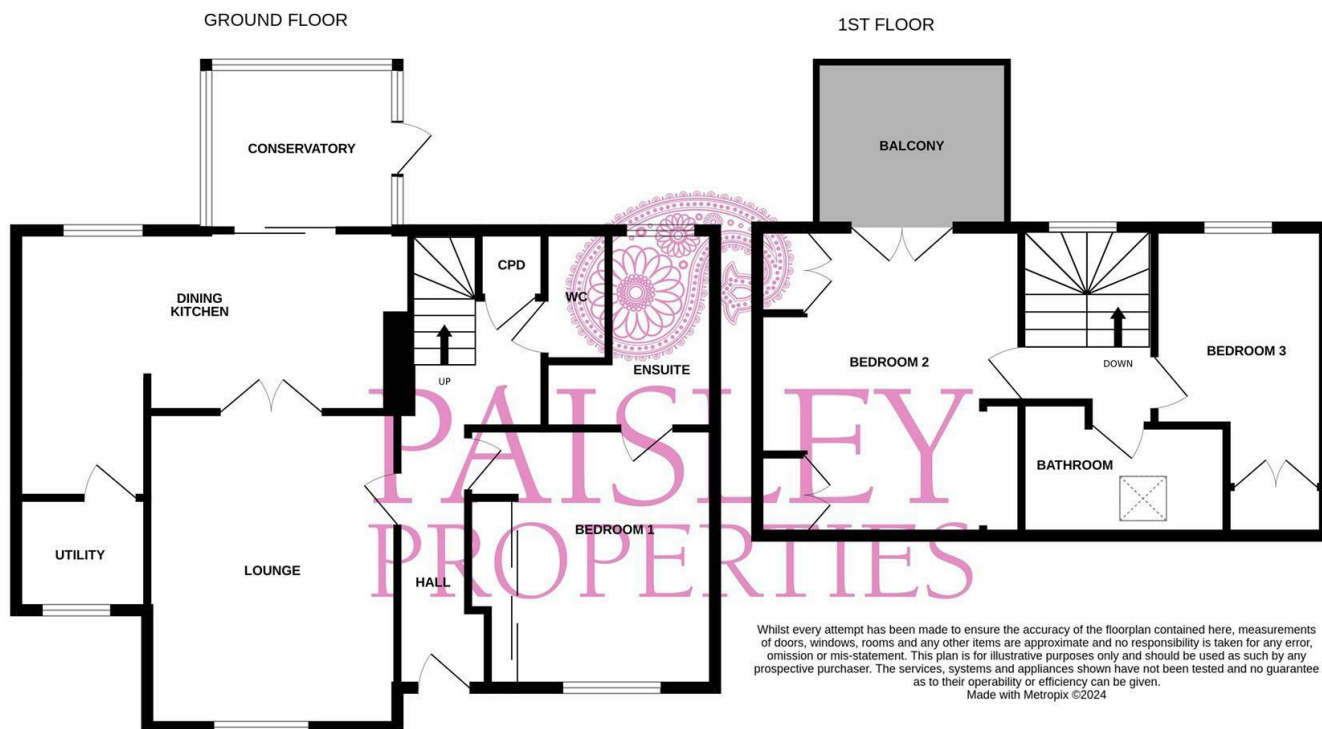
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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