

15 Foxglove Road,  
Almondbury HD5 8LW

OFFERS AROUND  
£630,000



ELEVATED FROM THE ROAD SIDE WITH FAR REACHING VIEWS AND LOCATED AT THE END OF A PEACEFUL CUL DE SAC IS THIS FULLY REFURBISHED DETACHED FOUR BEDROOM FAMILY HOME WHICH BOASTS CHARACTER AND CHARM THROUGHOUT, WRAP AROUND GARDENS, DETACHED GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING D

PAISLEY  
PROPERTIES



### **ENTRANCE PORCH 4'4" x 3'9" max**

You enter the property through the original timber door with stained glass detail into this welcoming entrance porch which has attractive tile flooring underfoot, space to remove outdoor clothing, footwear and a door opens to the entrance hallway.



### **HALLWAY**

You enter through a timber glazed door into an impressive hallway which has timber flooring underfoot. A carpeted staircase with a feature stain glass window ascends to the first floor. Doors lead to a generous understairs cupboard, downstairs W.C. living room and to the playroom.





**LIVING ROOM 15'11" x 15'9" max**

This impressive dual aspect living room is beautifully decorated and has an abundance of space for freestanding furniture. A cast iron fireplace housing a coal effect fire with tile a hearth creates a lovely focal point and picture rails and a ceiling rose add a dash of character. A large bay window gives elevated views beyond and a door leads back through to the hallway.



### **KITCHEN 13'5" x 12'9" max**

The kitchen really has the wow factor and is simply the real heart of the home. Reclaimed Parquet flooring runs throughout and gives the room a characterful feel. Comprising of taupe wall units and contrasting base units with Quartz worktops, attractive tile splashbacks and an inset porcelain sink with Quooker hot water tap over. Integrated appliances include a ceramic four ring hob, electric oven, microwave, fitted dishwasher and space for a freestanding fridge freezer. An island unit is fitted with cupboards to one side and provides an informal dining set up. Natural light floods in from windows to dual aspects from the glazed panels of the dining room which make this room light and airy. A timber door opens to the pantry and openings lead through to the dining room and playroom.







### **DINING ROOM 13'2" x 8'6" max**

Flooded with natural light, this lovely dining room has plenty of space to accommodate a formal dining table and chairs. There is bespoke wooden seating providing space to sit and enjoy the view over the gardens, parquet flooring underfoot, an opening flows through to the kitchen and patio doors lead to the garden.



### **PANTRY**

A great use of space located off the kitchen with storage, shelving and space for food items.





### PLAY ROOM 15'9" x 13'5" max

Currently used as a playroom, this versatile space has reclaimed Parquet flooring underfoot, is fitted with a wall of custom built storage units and has an inset fireplace housing an electric stove with a timber mantle and tiled hearth. A window overlooks the garden and double timber doors open to the utility space. Openings lead back through to the kitchen and to the rear lobby.





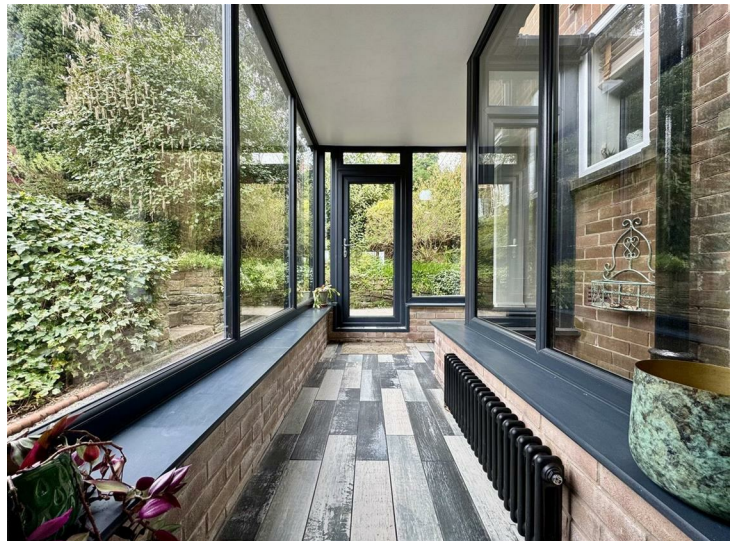
### **UTILITY 5'10" x 2'10" max**

A handy room which has shelving, plumbing for a washing machine, houses the boiler and provides storage for household items.



### **REAR LINK 10'10" x 3'9" max**

Accessed from the garden and the playroom is a glazed link which has practical tile flooring underfoot, space to remove outdoor clothing and leads through to the games room.





### **GAMES ROOM / HOME OFFICE 16'10" x 8'9" max**

This versatile room is currently used as a games room but could also lend itself to being a home office or occasional bedroom if desired. There are dual aspect windows with views of the garden and cul de sac beyond, a decorative cast iron fireplace with a timber surround, panelled walls and ample space for a range of freestanding furniture. An opening leads to the rear link.



### **GROUND FLOOR W.C 6'1" x 4'6" max**

Located within easy reach of the ground floor rooms, this downstairs WC has been lovingly restored and comprises of a pedestal hand wash basin, low level W.C, tile flooring underfoot and a door leads through to the entrance hall.



### **FIRST FLOOR LANDING**

Stairs with a timber balustrade ascend from the entrance hallway to the quarter landing which has two charming feature stained glass windows, one with a window seat and a spacious first floor landing has space for freestanding furniture. Doors lead to the four bedrooms and the house bathroom. A hatch with pull down ladders give access to a boarded loft.





### **BEDROOM ONE 16'2" x 13'11" max**

This brilliantly proportioned double bedroom is situated at the front of the property with dual aspect windows allowing natural light to fill the room. The room has ample space for freestanding furniture, two sets of fitted wardrobes, panelled walls, a decorative cast iron fireplace, a raised seating area set in the bay window which has fantastic far reaching views and like the rest of the house benefits from tasteful décor. A door opens to the landing.





### **BEDROOM TWO 13'6" x 10'8" max**

Another superb, dual aspect and beautifully presented double bedroom which is also a very good size and can easily accommodate large bedroom furniture. Windows have lovely views over the gardens below and a door leads to the landing.



### **BEDROOM THREE 8'11" x 8'7" max**

A bright double bedroom located at the front of the property which is neutrally decorated, has panelled walls, space for furniture and a door leads to the landing.





#### **BEDROOM FOUR 9'4" x 7'3" max**

Also enjoying beautiful views over the rear garden, this charming room has an individually designed cabin style bed ideal for a child, quirky inset arches providing shelving space, room for bedroom furniture and a door leads to the landing.



#### **BATHROOM 11'3" x 9'6" max**

Recently updated by the present owners this stylish bathroom is lovely and light courtesy of its dual aspect windows. It is fitted with a white suite comprising of a freestanding oval bath tub with a freestanding brass mixer tap and shower attachment, a double vanity unit with two circular hand wash basins with brass mixer taps, a low level W.C, towel radiator and a double walk in shower enclosure with a brass waterfall shower. The room is partially tiled and has marble effect tiles underfoot. A door leads to the landing.





## GARDENS

Sizeable gardens wrap around the property and offer a range of spaces to enjoy... Patio areas adjoin the house with space to sit out and entertain, dine out, to have barbecues and there is ample space for garden furniture. A raised decking area provides space for a hot tub and offers a good degree of privacy. Large tiered lawns surrounded by mature shrubs, trees and plants give access to a brick built green house with various raised vegetable patches, a secluded treehouse and a timber pergola with a seating area gives fantastic views over the garden and back to the house. Pathways lead to the front of the property.





**SUMMER GARDEN PICTURES**





### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

Elevated from the roadside, a sweeping driveway with parking for multiple vehicles leads to the property where there is a detached timber garage. To the front of the property is a good sized lawned garden which is surrounded by hedging, shrubs and well established flower beds. The front garden allows pleasant views over the cul de sac below and far reaching views beyond. Gated pathways continue round the property to the rear garden.







**DRONE PICTURES**





## **\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: COUNCIL TAX BAND E

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY / DETACHED GARAGE

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. \*

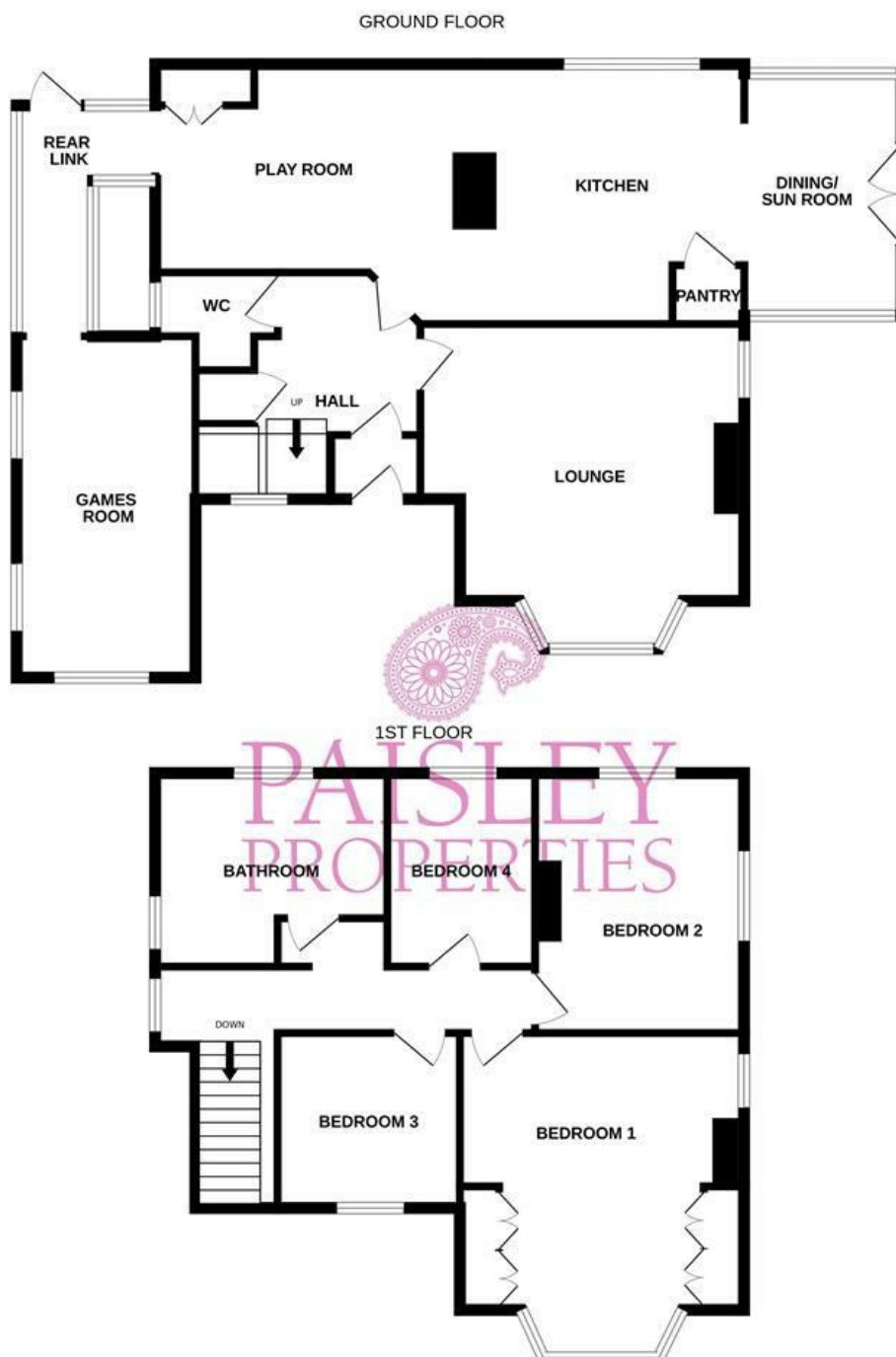
## **PAISLEY**

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.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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