

10 South Royd,
Almondbury HD5 8SU

OFFERS AROUND
£205,000



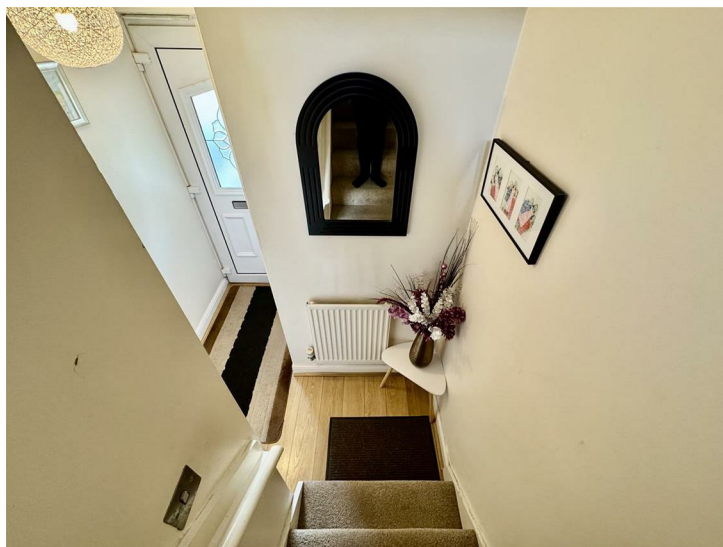
LOCATED ON A CUL DE SAC, WELL PRESENTED AND NEUTRALLY DECORATED THROUGHOUT IS THIS THREE BEDROOM MID TERRACE PROPERTY BOASTING SPACIOUS LIVING ACCOMMODATION, A PRIVATE REAR GARDEN ADJOINING PARK LAND AND TWO OFF ROAD PARKING SPACES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY
PROPERTIES

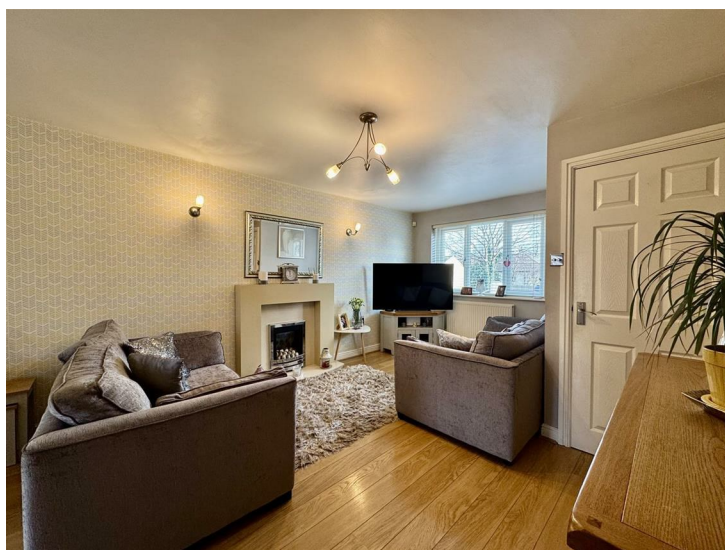
ENTRANCE HALL

You enter the property through a part glazed UPVC door into this welcoming entrance hallway which has space to remove coats and shoes and doors lead through to the lounge diner and the ground floor W.C. A staircase ascends to the first floor landing.



LOUNGE DINER 24'2" x 11'10" max

This generously sized reception room is beautifully decorated and has ample space for freestanding living and dining room furniture. The focal point of the room being the gas pebble effect fire with marble surround and hearth. A large window gives a view over the front garden, laminate flooring flows underfoot and an understairs cupboard provides storage for household items. Doors lead through to the kitchen, hallway and patio doors open to the conservatory.





KITCHEN 8'10" x 6'11" max

This modern kitchen is fitted with a range of timber wall and base units, contrasting roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with concealed extractor fan over, space for fridge freezer, plumbing for a washing machine and a slimline dishwasher. A rear facing window provides a pleasant outlook over the garden, vinyl flooring flows underfoot and a door leads through to the dining area.



CONSERVATORY 9'7" x 9'0" max

This great addition to the property is flooded with natural light and is accessed from the dining area providing space to sit, relax and enjoy the views of the garden. Patio doors open to the rear garden.

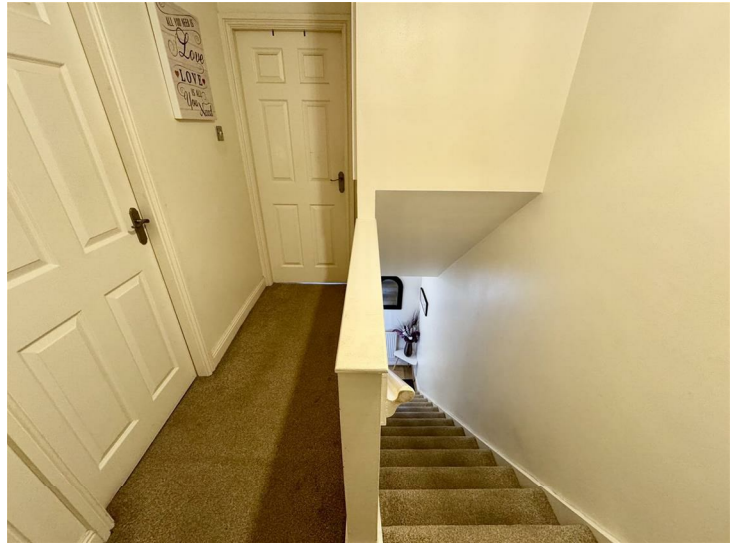


GROUND FLOOR W.C 5'8" x 2'4" max

Accessed from the entrance hallway is this handy ground floor cloakroom which is partially tiled, has a wall hung corner hand wash basin and low level W.C. There is vinyl floor underfoot and a front obscure window.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the spacious first floor landing which has a loft hatch with pull down ladder and doors leading through to three bedrooms and the house bathroom.



BEDROOM ONE 14'4" x 8'5" max

This spacious double bedroom is positioned to the front of the property which offers plenty of space for bedroom furniture, fitted wardrobes and drawers. A large front facing windows allow natural light to flood into the tastefully decorated room and a door leads through to the landing.



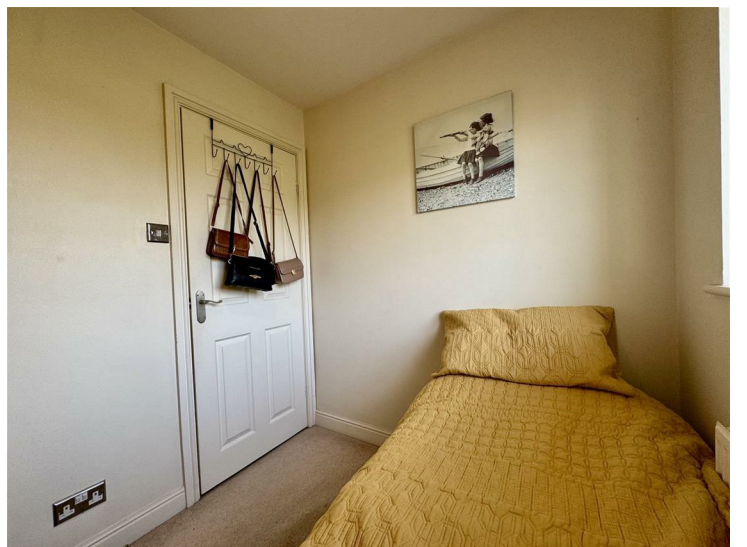
BEDROOM TWO 9'6" x 8'6" max

Another fantastic double bedroom positioned to the rear of the property with lovely park views from its window. There is ample space for freestanding furniture and a door leads through to the landing.



BEDROOM THREE 7'1" x 6'5" max

A bright single bedroom located at the rear of the property with space for bedroom furniture which could also be used as a home office if desired and a door leads through to the landing.



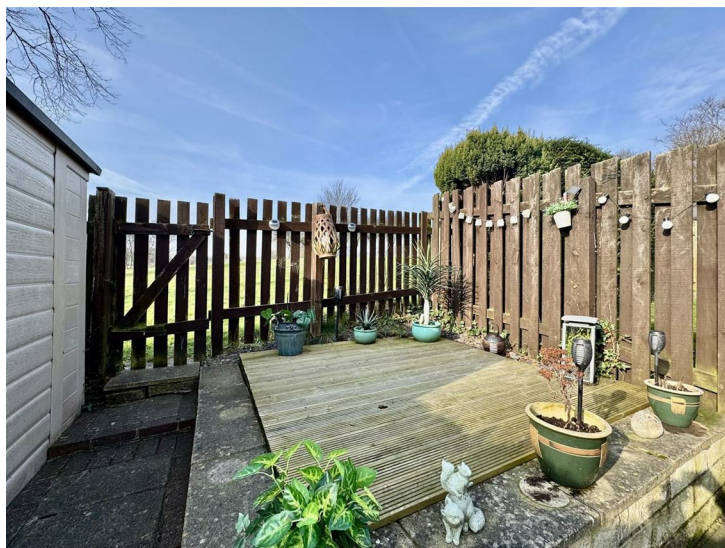
BATHROOM 7'6" x 6'2" max

The bathroom comprises of a three piece white suite including a bath with shower over and glass screen, pedestal hand wash basin, low level W.C, chrome towel radiator. The room is partially tiled, has an obscure front facing window. vinyl flooring underfoot and a door leads through to the landing.



REAR GARDEN

Adjoining open park land, this peaceful and fence enclosed low maintenance garden has a patio and a raised deck which is perfect for outdoor dining, entertaining, has ample space for outdoor furniture and a timber outbuilding if desired.





EXTERNAL FRONT AND OFF ROAD PARKING

To the front of the property is a block paved driveway for one vehicle, flower beds and a fenced bin store.

The property also has another off road parking space.



VIEW FROM THE REAR



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Off Street Parking

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations 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.

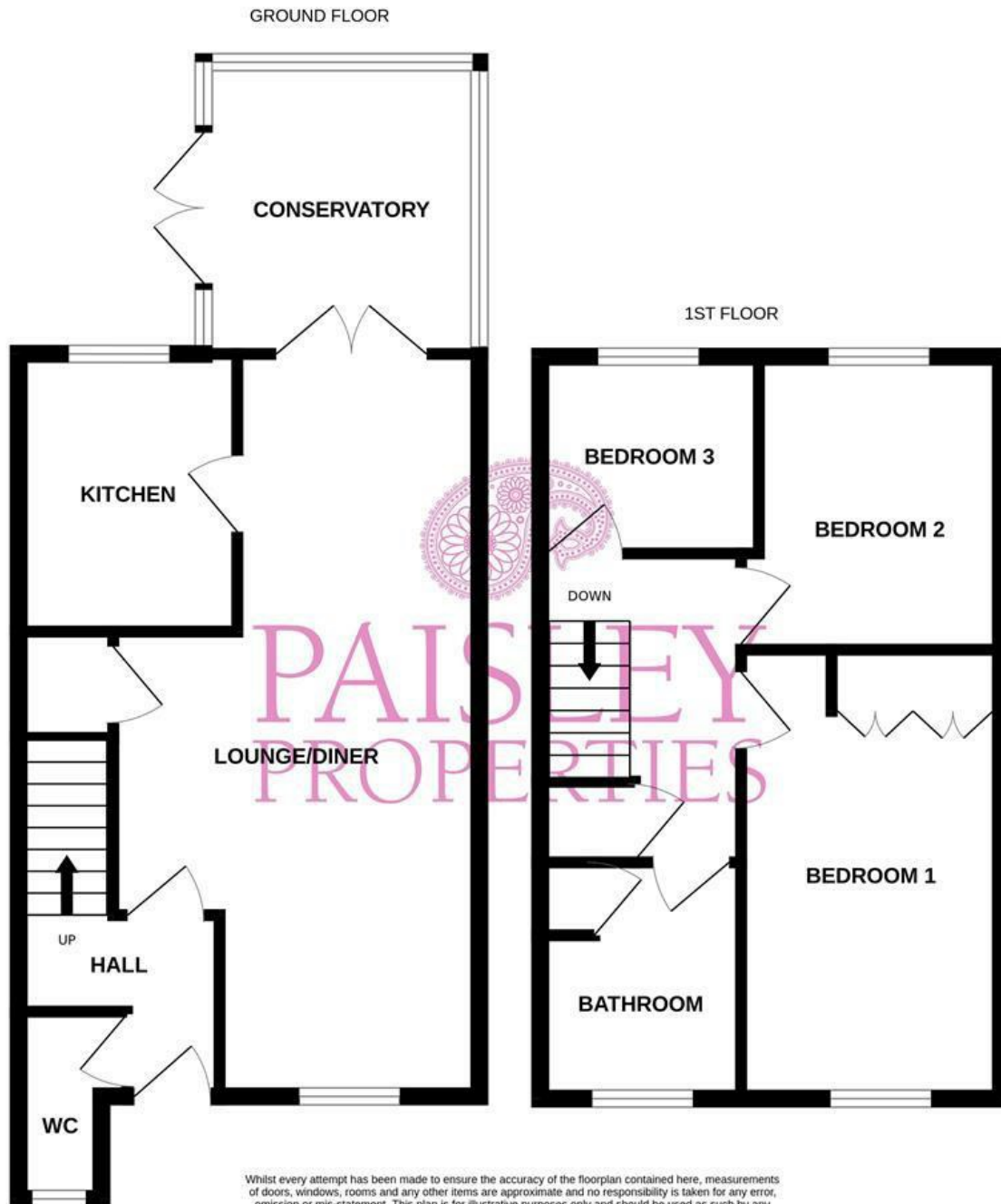
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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PROPERTIES