

3 Saxton Place,
Almondbury HD5 8TH

OFFERS AROUND
£169,950



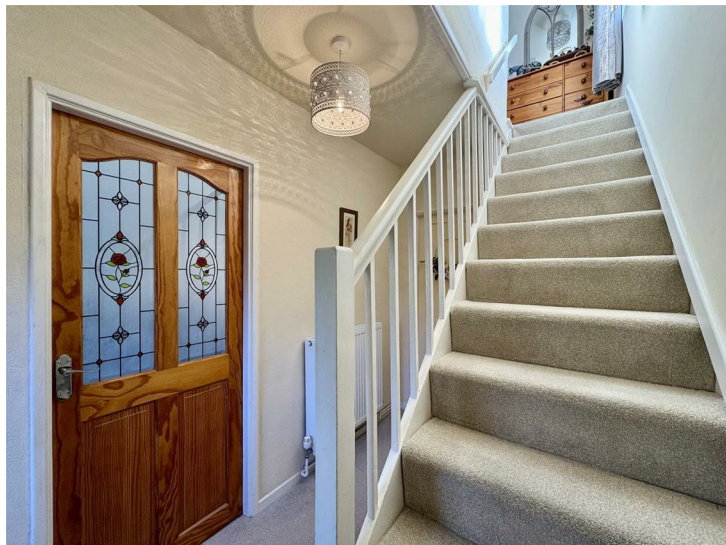
****NO UPPER CHAIN** THIS BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED PROPERTY HAS BEEN LOVINGLY MAINTAINED THROUGHOUT AND BOASTS SOLAR PANELS, AN AIR SOURCE HEAT PUMP, GENEROUS SIZED GARDENS, OUTHOUSE AND ON STREET PARKING.**

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING B / NON STANDARD CONSTRUCTION

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a partially glazed upvc door in to this welcoming entrance hallway which has space to remove coats and shoes, a handy under stairs cupboard provides excellent storage and doors lead through to the lounge and kitchen. A staircase ascends to the first floor landing.



LOUNGE 12'11" apx x 12'8" apx

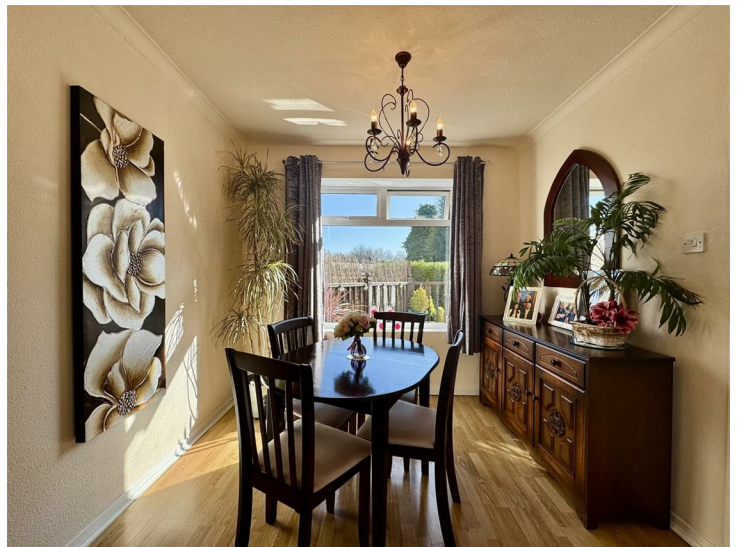
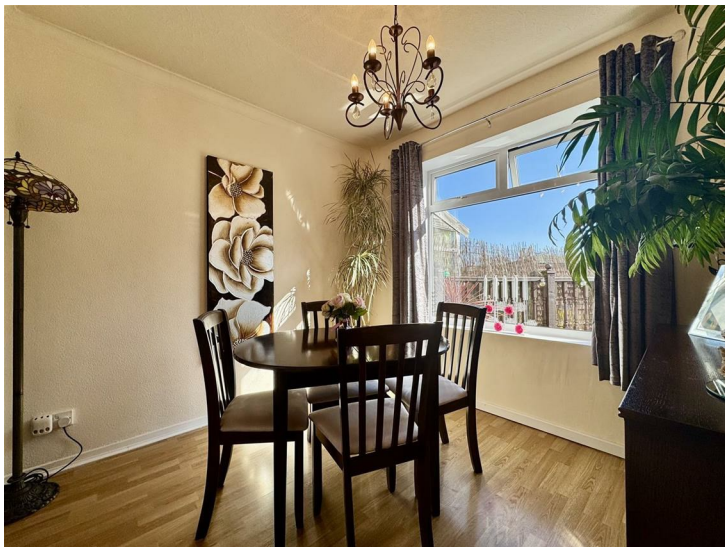
This light and airy lounge is neutrally decorated and has ample space for free standing living room furniture. A large bay style window looks out over the front garden. A DEFRA wood burning stove sits on a stone hearth and creates a lovely focal point to the room. A door leads through to the hallway and an opening leads through to the dining room.





DINING ROOM 9'0" apx x 8'5" apx

A great space for entertaining and overlooking the rear garden is this beautifully presented dining room which has space for a dining table, chairs and freestanding furniture. There is laminate flooring underfoot, a door leads through to the kitchen and an opening leads back through to the lounge.



KITCHEN 9'11" apx x 9'8" max

This modern kitchen is located to the rear of the property with views over the garden through its window and is fitted with timber wall and base units, complimentary work surfaces, tile splashbacks and a stainless sink with drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor fan over and a fridge freezer. There is plumbing for a washing machine. A handy cupboard provides storage for household items. Laminate flooring flows underfoot and there is spotlighting to the ceiling. Doors leads through to the entrance hallway, dining room and an external door opens to the side of the property.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing. There is a side facing window, a ceiling hatch providing access to the loft and doors lead through to the two bedrooms and house bathroom.



BEDROOM ONE 15'10" max x 10'0" apx

This generously sized double bedroom spans the width of the property and has an abundance of light courtesy of the two large front facing windows which provide a pleasant view of the street below. The room offers ample space for free standing bedroom furniture and a useful ingress stores the properties air source heat pump. A door leads onto the landing.



BEDROOM TWO 11'11" apx x 8'6" apx

Located to the rear of the property, this lovely double bedroom enjoys a pleasant outlook over the rear garden from its window and benefits from two fitted wardrobes and additional floor space for free standing furniture. A door leads to the landing.



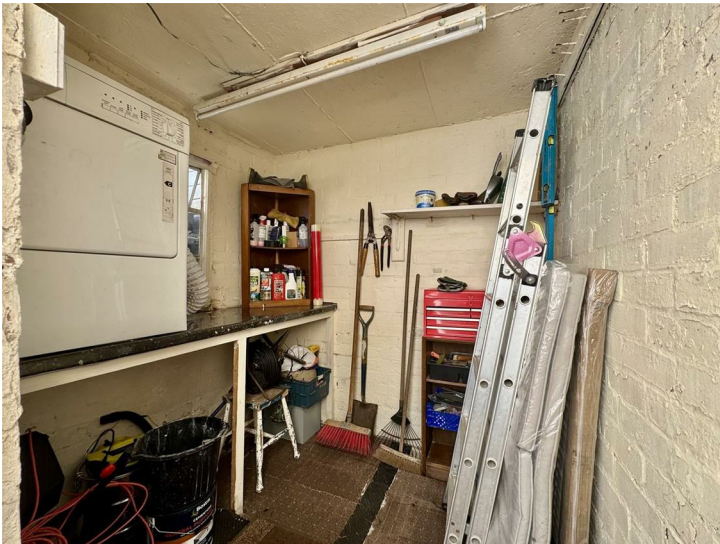
BATHROOM 6'8" apx x 5'6" apx

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



OUTHOUSE/ UTILITY 6'7" apx x 6'0" apx

A useful outhouse which is currently used as a utility space, with space for a tumble dryer and to house garden furniture and tools.



REAR GARDEN

This fantastic garden is enclosed by boundary hedging and is exceptionally large with ample space for a timber outbuilding. The garden is mainly laid out to lawn and has lovely borders made up of shrubs and plants. A raised deck area adjoins the property, which would make the ideal space for outside dining and entertaining. The path continues down the side of the property to the outhouse and a wrought iron gate which provides access to the front of the property.



EXTERNAL FRONT

You enter the front garden through a gate into a lovingly landscaped, hedge enclosed lawn garden with flower bed borders, a decorative shale area and space for pots/planters. A path leads to the front door and to a wrought iron gate which gives access to the rear garden.





SUMMER VIEW - FRONT OF PROPERTY



***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 A

PROPERTY CONSTRUCTION:
Concrete

PARKING:
On 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 / Solar panels
Heating Source - Mains Gas / Air source heat pump
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.

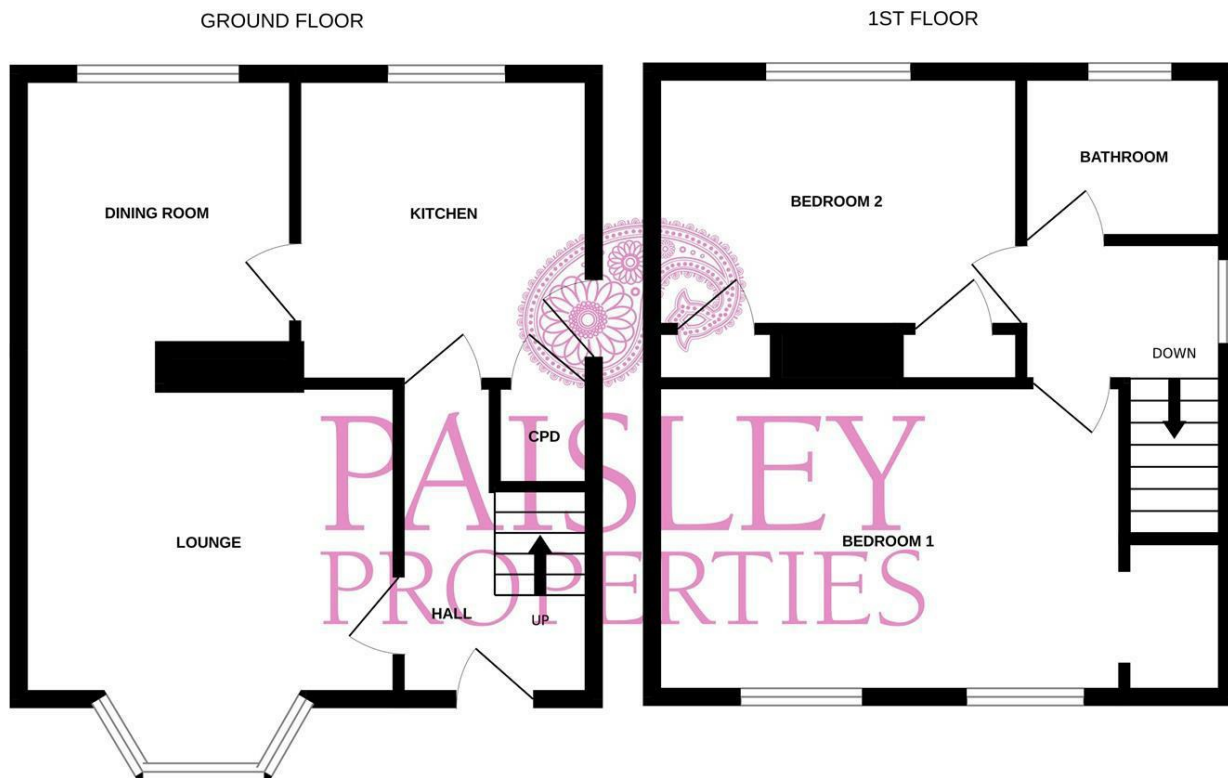
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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		
England & Wales	87	91
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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