

21 Jessop Avenue,
Almondbury HD5 8UW

OFFERS AROUND
£375,000



IMMACULATELY PRESENTED THROUGHOUT, THIS FOUR BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS AND OPEN PLAN LIVING ACCOMMODATION, A BEAUTIFUL REAR GARDEN, INTEGRAL GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C.

PAISLEY
PROPERTIES

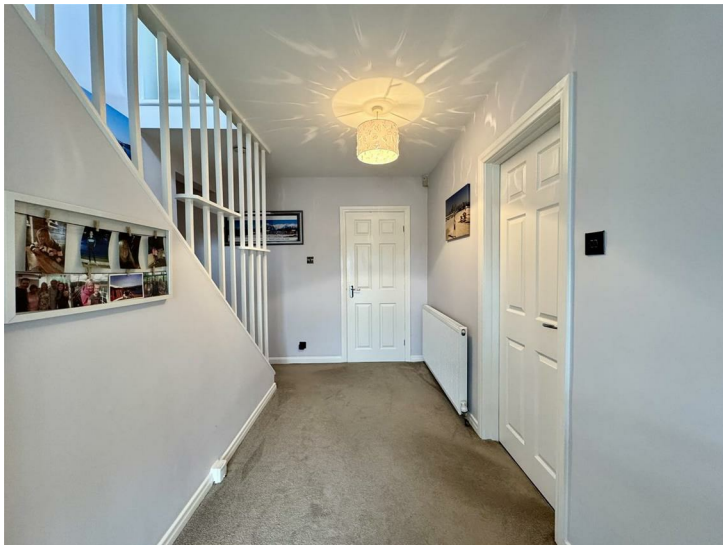
ENTRANCE PORCH 8'11" apx x 6'6" apx

You enter the property through a composite door into this handy porch with practical laminate flooring underfoot and with plenty of space to remove and store coats and shoes. Windows give a view over the garden, driveway, street scene and a timber door opens to the hallway.



HALLWAY

This light and airy hallway has doors leading to the living dining kitchen, lounge, ground floor W.C and the garage. There is a useful under stairs cupboard ideal for storing household items and a spindled staircase ascends to the first floor landing.



LOUNGE 13'2" apx x 10'11" apx

This tastefully decorated lounge has a large window allowing an abundance of natural light to flood in and plenty of space for furniture. A door leads through to the hallway



LIVING DINING KITCHEN 29'4" max x 18'11" max

Spanning the rear of the property, this stunning open plan living dining kitchen really is the heart of the home. Having not only a beautifully appointed kitchen but space for formal dining and lounge space too it really does need to be seen to be fully appreciated. The kitchen area is fitted with graphite base and wall units with mood lighting, granite tops with matching upstands and an inset stainless steel sink with mixer tap over. Cooking facilities include a NEFF five ring induction hob with extractor over, an electric oven and grill, two undercounter fridges, wine cooler and a dishwasher. A breakfast bar offers an informal dining solution. Laminate flooring runs underfoot through to the dining area which has ample space for a dining table and chairs then through to the lounge area which has space for freestanding furniture and a wonderful log burning stove. There is spotlighting throughout, windows and patio doors allow natural light to flood in whilst offering pleasant views of the garden. A composite door leads out to the side of the property, sliding patio doors open to the garden and further door leads back to the entrance hallway.





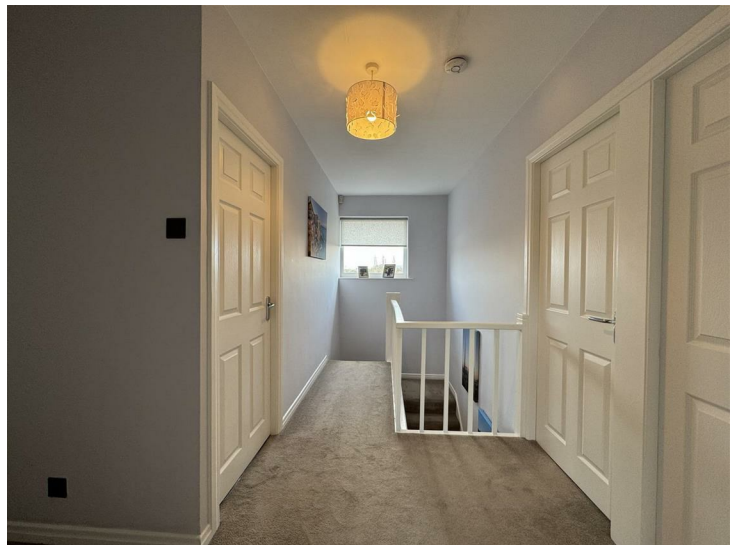
GROUND FLOOR W.C 5'6" apx x 2'7" apx

Handily located just off the entrance hallway this downstairs WC is fitted with a low level white toilet and a wall hung hand wash basin with mixer tap with mosaic splashback, complimentary tile underfoot and a side obscure window.



FIRST FLOOR LANDING

Stairs ascend from the hallway to this great sized first floor landing which has space for freestanding furniture and doors lead to the four double bedrooms, house bathroom and a hatch gives access to the loft.



BEDROOM ONE 14'1" max x 11'9" max to wardrobes

Located to the front of the property with a window offering views out over the pleasant street, this fantastic double bedroom benefits from fitted wardrobes, bedside tables and a dressing table. There are spotlights to the ceiling and a door leads to the landing.

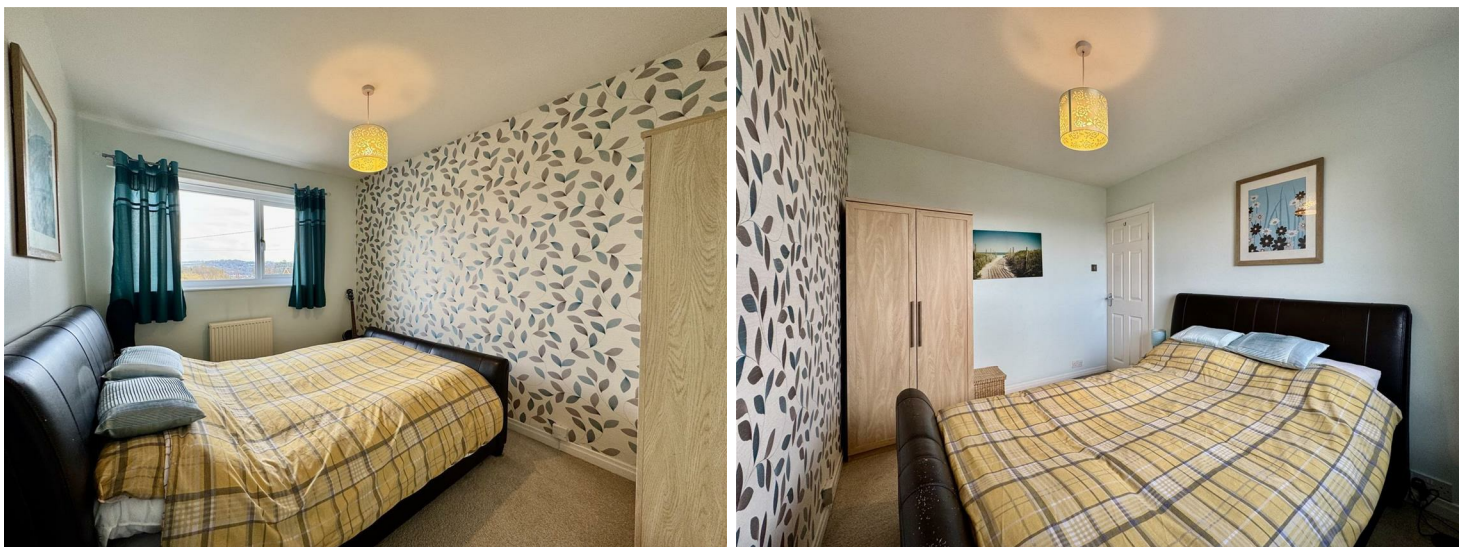
**BEDROOM TWO 10'7" apx x 10'5" apx**

Enjoying views of the garden from its rear facing window this second double bedroom has plenty of space for freestanding bedroom furniture. The room is neutrally decorated and a door leads to the landing.



BEDROOM THREE 11'7" apx x 9'0" apx

Positioned to the front of the property, this third double bedroom is nicely decorated with space for bedroom furniture and a door leads to the landing.



BEDROOM FOUR 10'6" apx x 8'9" apx

Located at the rear of the property with garden views is another double bedroom which benefits from an integrated storage cupboard with shelving, space for items of bedroom furniture and a door leads to the landing.



BATHROOM 7'4" apx x 6'10" apx

This stylish bathroom is fitted with a vanity unit with storage, an integrated white handwash basin with mixer tap, concealed W.C, a bath with with a waterfall shower over and glass screen. Attractive tiles adorn the walls and floor and spotlighting to the ceiling completes the room. An obscure window allows light to flood through the space and a door leads to the landing.





REAR GARDEN

To the rear of the property there is a beautifully maintained garden which is mainly laid to lawn and is enclosed by boundary fencing. A patio adjoins the property allowing for outdoor entertaining with ample space for garden furniture and a hot tub. (The hot tub is included in the sale). A raised deck area allows space to sit out and enjoy the view back to the house and pathways lead down both sides to access the front of the property.





EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is a well maintained lawn and a block paved driveway for multiple vehicles which leads up to a single integral garage which has an electric door, power, light, and a utility area which has plumbing for a washing machine, space for a tumble drier and extra space for a fridge freezer if desired.

Garage - 17'11 x 8'7 max





***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:
Standard brick and block

PARKING:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been 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.

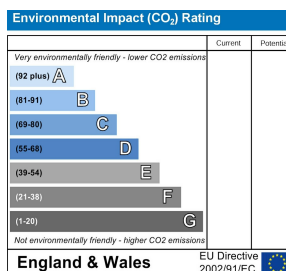
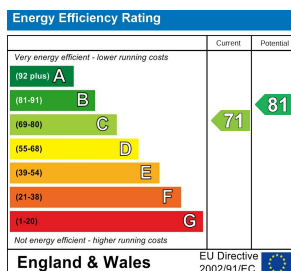
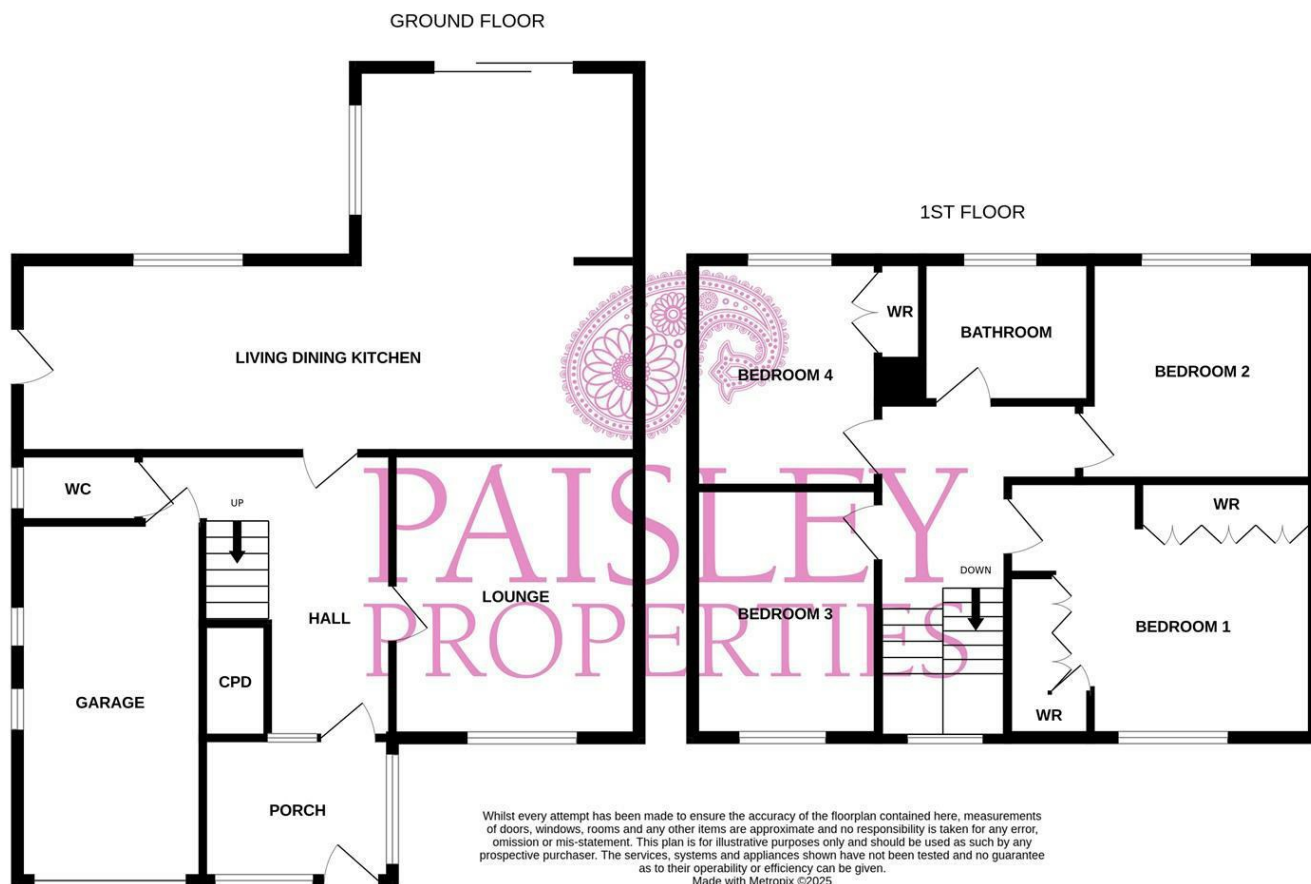
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



www.paisleyproperties.co.uk

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