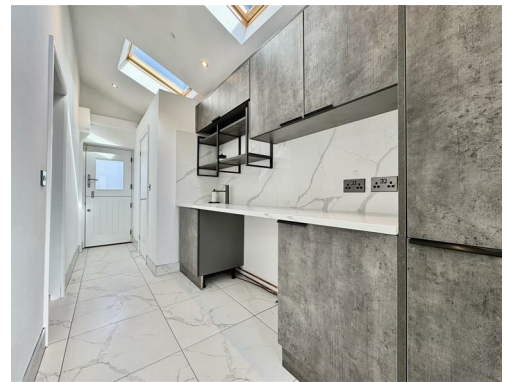


3 Aldonley,  
Almondbury HD5 8SH

OFFERS AROUND  
£235,000



\*\* NO CHAIN\*\* IMMACULATELY PRESENTED THROUGHOUT AND WITH NO EXPENSE SPARED THIS 3/4 BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, STUNNING DINING KITCHEN, A NEWLY EXTENDED UTILITY WITH GROUND FLOOR CLOAKROOM AND GOOD SIZED GARDENS.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C / NON STANDARD CONSTRUCTION.

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a composite door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. A useful under stairs cupboard for the storing of shoes and coats, space for freestanding furniture, beautiful heated tile flooring underfoot, a paneled staircase with glass balustrade ascends to the first floor and a door leads through to the dining kitchen.



## DINING KITCHEN 18'10" apx x 9'11" max

This stunning dining kitchen really is the heart of the home, boasting great entertaining space and fitted with a range of high specification white gloss wall and base units, appealing quartz work surfaces with complimentary up-stands and inset sink with monobloc chrome mixer pull out spray tap. Integrated appliances include an electric oven, four ring gas hob with extractor fan over, microwave oven, fridge freezer, dishwasher, handy storage cupboard ideal for household items and plumbing for a washing machine. A large complimentary breakfast bar and storage island provides additional space to dine and completes the kitchen area, to the far side of the kitchen is a feature paneled wall, space for a dining table and chairs, with beautiful tile flooring throughout, underfloor heating and an opening leads through to the lounge, double doors lead through to bedroom four/garden room and a door opens to the utility room.





### **UTILITY ROOM 17'4" max x 5'2" max**

This recently extended utility room is flooded with natural light through its two velux windows. This fantastic addition can be accessed from the kitchen, the front of the property and the rear garden through a stable door. The room is fitted with graphite wall and base units, shelving, contrasting work surfaces and an inset porcelain sink with mixer tap. There is plumbing for a washing machine and space for a tumble dryer. Spotlights adorn the ceiling and marble effect heated tile flooring flows underfoot. A door opens to the ground floor W.C.

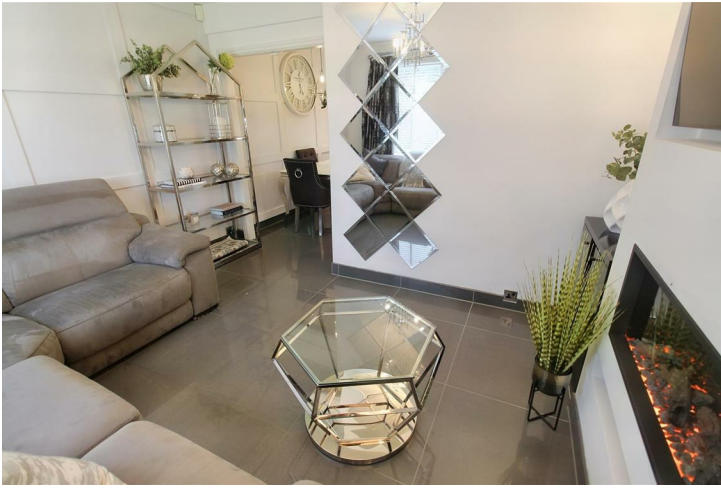


### **GROUND FLOOR W.C 6'2" apx x 2'5" apx**

Accessed from the utility room, this handy cloakroom is fitted with a low level W.C and a vanity hand wash basin with mixer tap over. There is a rear obscure window and marble effect tile heated flooring underfoot.

### **LOUNGE 12'5" apx x 11'6" apx**

This light and airy room is beautifully presented with soft neutral decor and has an amazing media wall housing an inset electric fire with alcoves to either side, good amount of space to accommodate free standing furniture, heated tile flooring underfoot and a large window gives a lovely view over the front garden. An opening leads through to the dining kitchen.



### **BEDROOM FOUR/GARDEN ROOM 13'4" apx x 9'6" apx**

This versatile space is currently used as a ground floor double bedroom with a corner shower which has bevelled metro tile splash backs and a sliding glass screen. This room could also be used as a formal dining room, garden room or home office. With heated tile flooring underfoot, a velux window overhead and wonderful bi fold doors opening up onto the rear decking and double doors lead through to the dining kitchen.



### **FIRST FLOOR LANDING**

Stairs ascend to the bright and beautifully decorated first floor landing with panelled walls, space for freestanding furniture, obscure side aspect window, glass balustrade and doors lead through to three bedrooms and the shower room.



**BEDROOM ONE 11'10" apx x 10'4" apx**

This superb double bedroom positioned at the rear of the property and being of an excellent size with feature panelled walls, ample room for freestanding furniture, sliding glazed wardrobes, integrated storage cupboard ideal for towels and bed linen, laminate flooring underfoot and a large window overlooks the rear garden and a doorway leads to through to the first floor landing.



**BEDROOM TWO 10'2"apx x 7'9"apx**

Located to the front of the property is another double bedroom with laminate flooring underfoot, has ample space for freestanding bedroom furniture. A front facing window provides views over the front garden and street scene beyond and a door leads through to the landing.



### **BEDROOM THREE 10'9" apx x 6'11" apx**

Another bright double bedroom located at the front of the property which has an inset TV wall, cleverly designed over bulk head bunk bed ideal as a child's bedroom with space for freestanding furniture, window overlooking the front garden and a door leads through to the landing.



### **SHOWER ROOM 6'7" apx x 5'10" apx**

This contemporary shower room features a three piece suite comprising of a double walk in waterfall shower cubicle with glass screen and mosaic tile floor, stylish black wall hung hand wash basin with mixer tap and black low level W.C. The room is fully tiled with attractive wall tiles and complimentary tile underfoot, chrome heated towel rail, there is a rear facing obscure glazed window and a door leads through onto the hallway.



## REAR GARDEN

This good sized, fence enclosed garden can be accessed through the utility room and out through bi fold doors from bedroom four/garden onto raised timber decking and has a range of spaces to enjoy which include a large well maintained level lawn area, patio area and side decked area which offers entertaining space for Al fresco dining, barbecues and ample room for garden furniture.





### **EXTERNAL FRONT**

You enter the front garden through a timber gate into the wonderfully maintained lawn garden which is surrounded by colourful plants, bushes, shrubs and established flower beds. A pathway leads to the utility room which has an outside hot and cold water tap and to the front door which has space for decorative pots and planters.

The vendor informs us that there is potential to have a driveway as the local council have been paid to drop the curb at the front of the property.



**\*\*Please note\*\*** Some of the photographs have been taken while the property was furnished.



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

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 been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available

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**

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

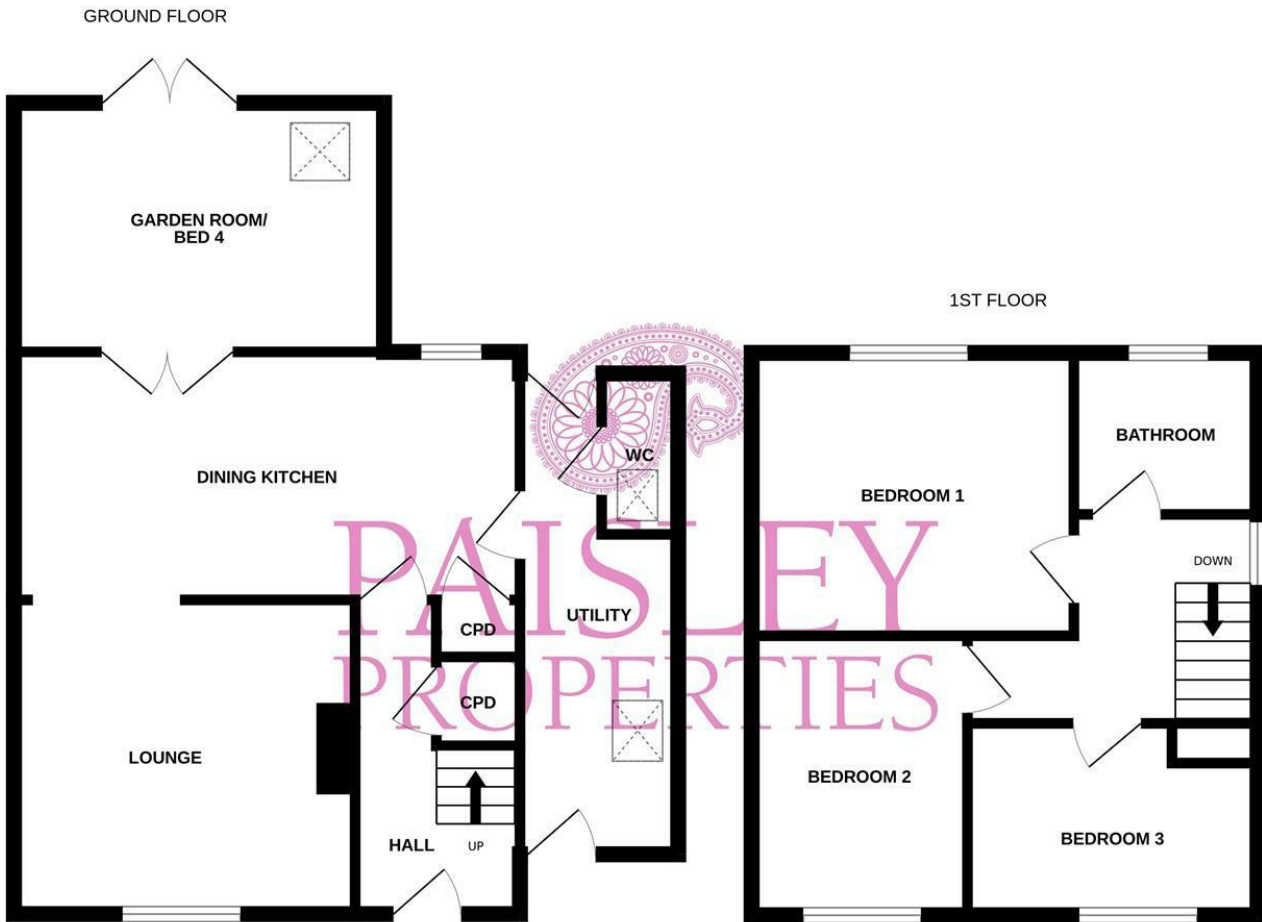
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

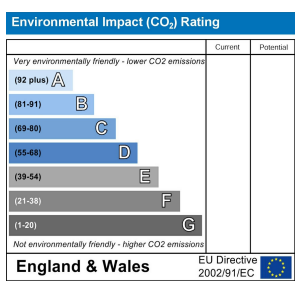
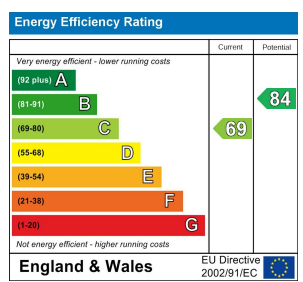
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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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