

29 Dartmouth Avenue,  
Almondbury HD5 8UP

£315,000



THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, WELL MAINTAINED REAR GARDEN AND RESIN DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C.

PAISLEY  
PROPERTIES



### **ENTRANCE VESTIBULE 8'2" x 2'9" max**

You enter the property through a upvc part glazed door into this bright entrance vestibule with space to remove and store outdoor clothing. Dual aspect windows give a view of the drive and cul de sac beyond and a door opens to the entrance hallway.

### **ENTRANCE HALLWAY**

You enter through a timber door into the welcoming entrance hallway which has room for freestanding furniture and an understairs storage cupboard providing space for household items. Doors lead through to the lounge diner, breakfast kitchen and craft room. A staircase ascends to the first floor landing.

### **LOUNGE DINER 23'1" x 11'0" max**

This generous size lounge diner is flooded with natural light. There is room for a selection of freestanding living and dining furniture and ample space for entertaining family and friends. A large window gives a view out over the front driveway and cul de sac beyond, sliding patio doors open to the rear garden and a door leads through to the hallway.



### **BREAKFAST KITCHEN 12'2" x 15'10" max**

This attractive breakfast kitchen has dual aspect windows which provide pleasant garden views and is fitted with a range of grey wall and base units providing excellent storage and pull out cupboards, contrasting work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. There is space for a freestanding double gas oven with large extractor fan above, freestanding fridge freezer and plumbing for a dishwasher and washing machine. A central island provides extra storage and space for informal dining. Practical tile flooring and spotlights to the ceiling complete the room and doors lead through to the entrance hallway and rear porch.



### **REAR PORCH 3'7" x 3'9" max**

Accessed from the kitchen is this useful rear porch which has tile flooring underfoot and allows space to remove and store out door shoes and coats. A door leads through to the ground floor W.C and an external door opens to the rear garden.

### **GROUND FLOOR W.C 5'10" x 2'10" max**

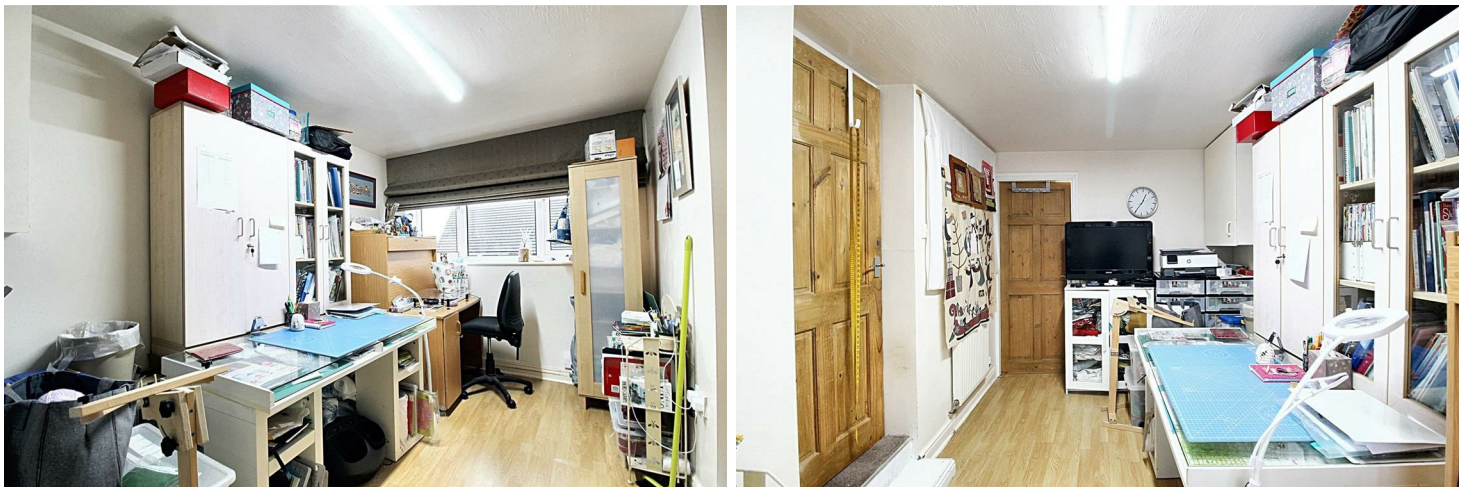
Positioned off the rear porch, this contemporary ground floor W.C is fitted with a porcelain vanity hand wash basin with mixer tap and a low level W.C. There is tiling to the floor and an obscure window.





### **CRAFT ROOM 12'6" x 7'8" max**

This versatile room has laminate flooring underfoot, is currently used as a craft room but could be a home office or playroom if desired. A window overlooks the driveway and doors lead through to the utility/store and back through to the entrance hallway.



### **UTILITY/STORE 7'9" x 7'4"**

This handy utility/store houses the boiler and is fitted with dark grey wall and base units, complimentary work surfaces, space for an undercounter fridge, tumble dryer and freestanding fridge freezer. A large window looks out to the side of the property and laminate flooring flows underfoot. A door leads back through to the craft room.





**FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the split first floor landing with space for freestanding furniture, doors lead through to three double bedrooms (one with a dressing room and ensuite bathroom) and the house shower room. A ceiling hatch with pull down ladders give access to the loft.

**BEDROOM ONE 11'10" x 11'1" max**

This good size double bedroom is positioned at the front of the property, has ample space for bedroom furniture, an opening leads through to the dressing room and a door leads back through to the landing.





### **DRESSING ROOM 6'11" x 6'5" max**

This well appointed dressing room is fitted with pale grey wardrobes and has space for freestanding furniture. A window overlooks rooftops beyond and an archway leads through to the ensuite bathroom.



### **ENSUITE BATHROOM 7'11" x 4'7" max**

A cosy bathroom which is accessed from the dressing room and comprises of a bath with shower over, partially tiled walls with complimentary tile underfoot and a velux window.





### **BEDROOM TWO 11'1" x 8'11" max**

This neutrally decorated bedroom situated at the rear of the property has a large window which allows the room to feel light and airy alongside enjoying a lovely outlook over the rear garden. The room has a bank of fitted sliding wardrobes, space to accommodate freestanding furniture and a door which leads through to the landing.



### **BEDROOM THREE 8'8" x 12'4" max**

Another generous size double bedroom with views over the rear garden, ample space for bedroom furniture and a door leads through to the landing.





### **HOUSE SHOWER ROOM 6'11" x 6'0" max**

This stylish shower room is partially tiled and comprises of a white three piece suite with a pedestal wash basin with mixer tap, low level W.C, double walk in shower with glass screen, chrome heated towel rail, complimentary floor tiles underfoot and a rear obscure window. A door leads through to the landing.



### **REAR GARDEN**

This beautifully maintained and enclosed rear garden provides a patio with built in seating, ample space for garden furniture and to enjoy outdoor dining/entertaining. A low level wall divides the space and leads up a couple of steps to a generously sized lawned garden with colourful raised flower beds, shrubs and bushes.







### **EXTERNAL FRONT AND DRIVEWAY**

To the front of the property is an open resin driveway which has room for three vehicles and ample space for pots/planters if desired..





## **\*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 E

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Driveway

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

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. \*

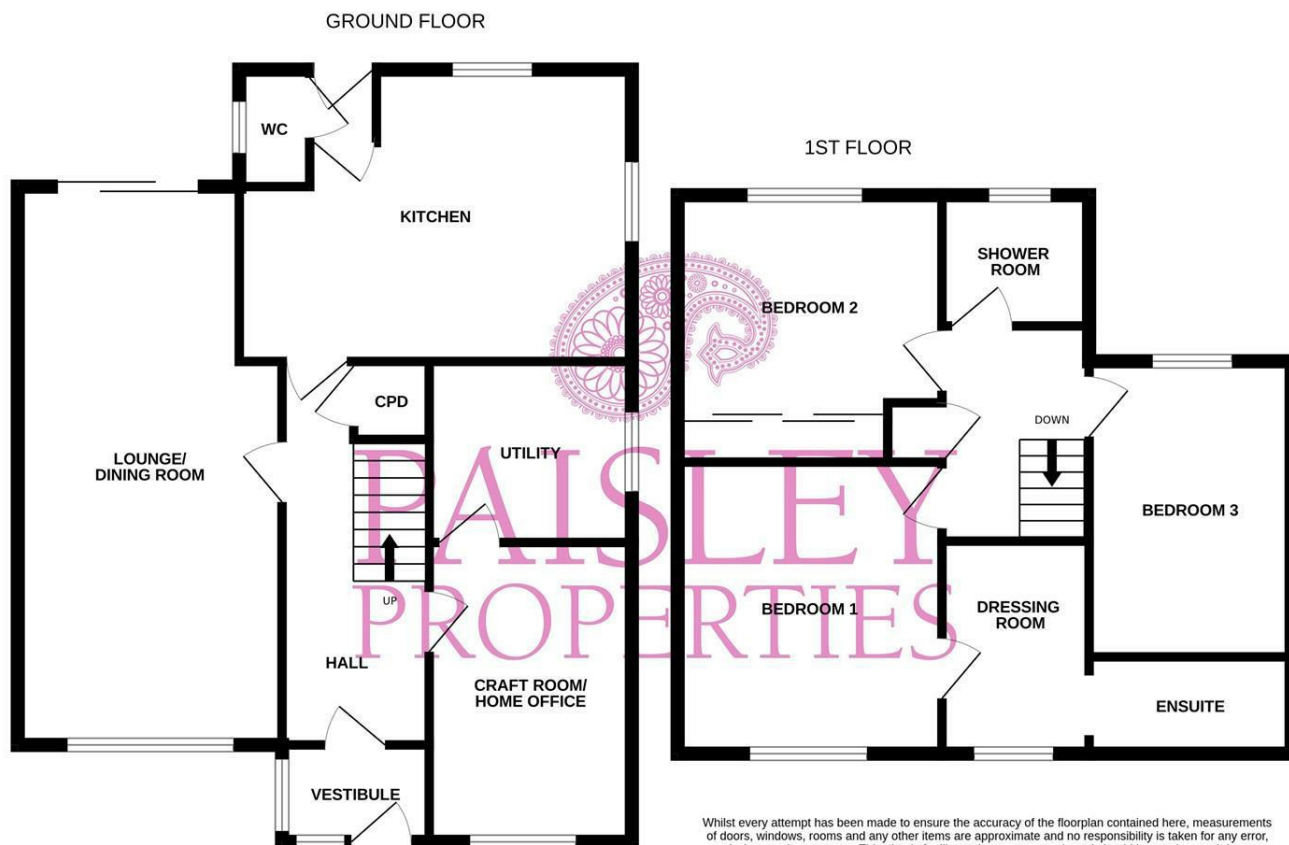
## **PAISLEY**

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**

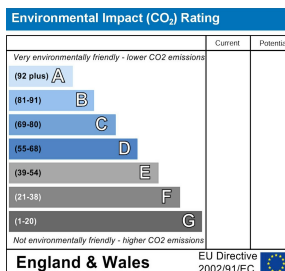
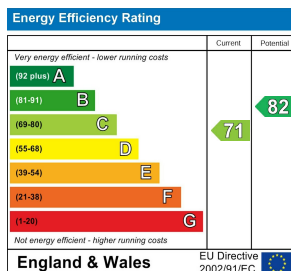
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more 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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