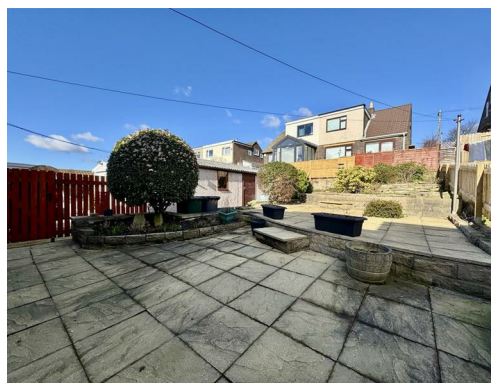


38 Regent Road,  
Kirkheaton HD5 0LW

OFFERS AROUND  
£230,000



ELEVATED FROM THE ROADSIDE AND WITH LOVELY FAR REACHING VIEWS, THIS 3 BEDROOM SEMI DETACHED DORMER BUNGALOW IS BURSTING WITH POTENTIAL TO EXTEND (STPP), BOASTING VERSATILE LIVING ACCOMMODATION, LOW MAINTENANCE GARDENS, DETACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY  
PROPERTIES



### **ENTRANCE PORCH 5'4" x 5'4" max**

You enter the property through a uPVC glazed door into this handy entrance porch with garden views, ideal for removing outdoor clothing and for freestanding storage. A part glazed door opens to the living room.



### **LIVING ROOM 15'3" x 12'5" max**

This light and spacious reception room has a feature fireplace with marble surround housing a coal effect electric fire. A large front facing window provides a lovely outlook over the garden, street scene and far reaching views beyond. The room offers space for a range of furniture, doors lead through to the entrance porch, hallway and bedroom one. An open staircase with a timber balustrade ascends to the first floor landing.



### **HALLWAY**

The inner hallway has practical vinyl underfoot and doors open to the living room, dining kitchen, dining room and bathroom.

### **KITCHEN 14'0" x 11'1" max**

Located at the rear of the property is the kitchen, with a range of timber wall and base units with contrasting work surfaces, tiled splash backs, a stainless steel sink and drainer with mixer tap over, electric oven and four ring electric hob with a concealed extractor fan over. There is space for an undercounter fridge and freezer, plumbing for a washing machine. Two windows give views over the driveway and into the rear garden. There is space for a small dining table and chairs and vinyl flooring flows underfoot. An external door opens to the garden and a door leads back through to the hallway.





### **DINING ROOM/BEDROOM TWO 12'5" x 8'1" max**

Currently used as a hobby room and flooded with natural light through the patio doors which open to the rear garden, this versatile room would make an ideal formal dining room or a double bedroom if desired.



### **BEDROOM ONE**

Located at the front of the property is this generous double bedroom which is neutrally decorated, has ample room for freestanding furniture and a bank of fitted wardrobes. A window gives an outlook over the garden and street scene beyond. A doorway leads through to the living room.





### **GROUND FLOOR BATHROOM 8'5" x 6'3" max**

Located on the ground floor, this well presented bathroom is fitted with a four piece suite comprising of a bath, shower cubicle with a glass bifold screen, pedestal hand wash basin and a low level W.C. The room is fully tiled, has a rear obscure window and vinyl flooring underfoot. A door leads through to the hallway.



### **FIRST FLOOR LANDING**

A staircase ascends from the living room to the first floor landing and doors open to a double bedroom and a separate W.C/ storage room.

### **BEDROOM THREE 10'11" x 12'1" max**

This bright, dual aspect double bedroom provides fantastic far reaching views from its windows, space for freestanding furniture, fitted storage cupboards and a door leads to the landing.





**W.C/STORAGE 10'11" x 6'0" max**

Handily located, this useful W.C comprises of a pedestal hand wash basin and low level W.C. There is ample space for freestanding storage and a door leads to the landing.





## REAR GARDEN

To the rear is a good size and low maintenance patio garden which can be accessed through a timber gate from the driveway, the kitchen and the dining room patio doors. There is ample space to dine and entertain outdoors and for garden furniture. To the rear of the garage is space for a workshop or greenhouse if desired.



## EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a good size tiered patio garden with decorative pebble flower beds, mature shrubs and bushes. The front garden allows pleasant views over the street scene below and fantastic far reaching views beyond. Stone steps with a wrought iron balustrade ascend to the entrance porch.

A driveway for multiple vehicles leads to the left side of the property and a detached garage provides parking or storage space. A timber gate leads to the rear garden.

Garage 21'4 x 10'6 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 B

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage / Driveway

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There are no known structural defects 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. \*

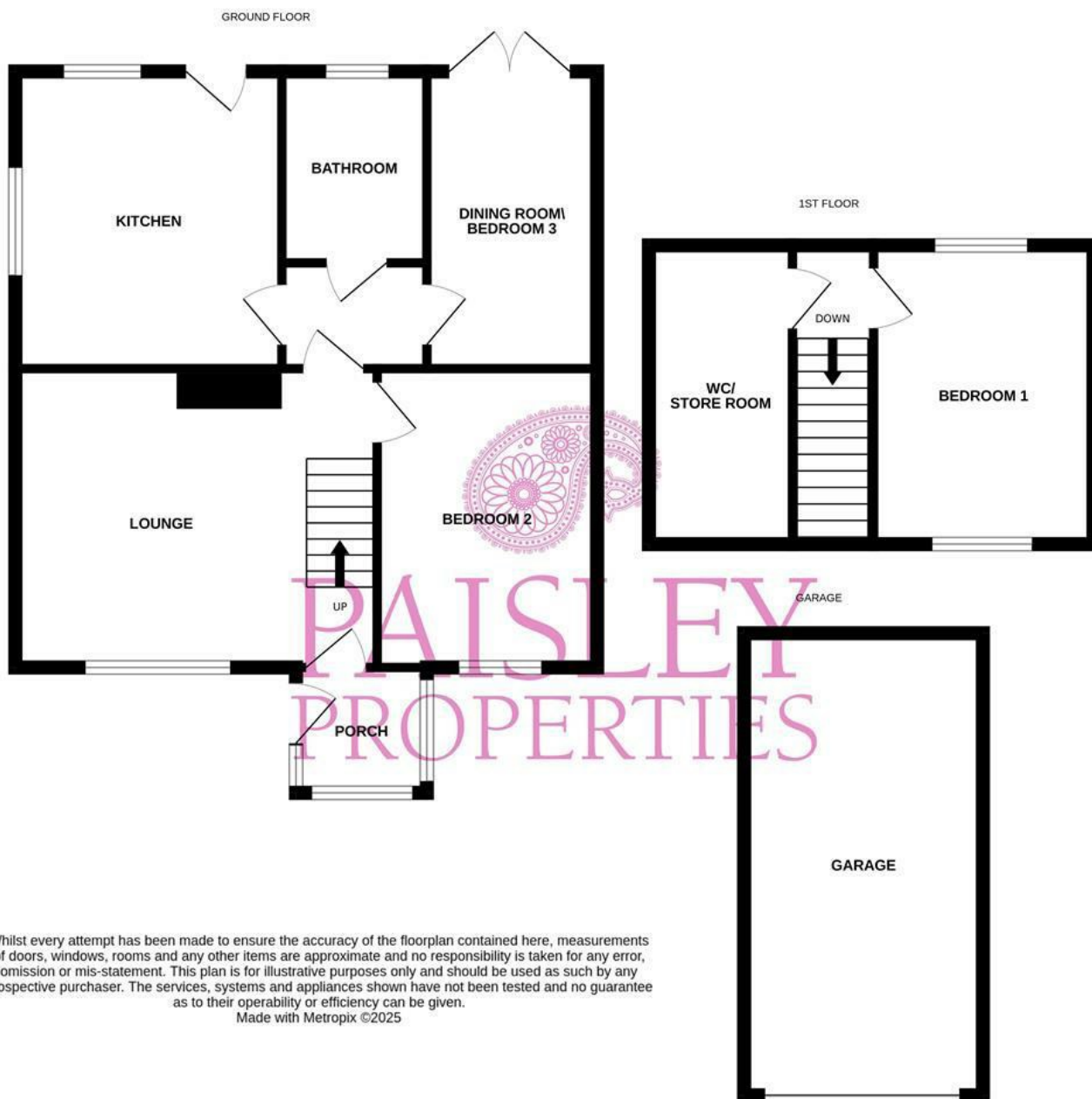
## **PAISLEY**

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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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	56	81
EU Directive 2002/91/EC		

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

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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**PAISLEY**  
PROPERTIES