

12 Kaye Lane,
Almondbury HD5 8XP

OFFERS AROUND
£280,000



THIS CHARMING THREE BEDROOM DETACHED FAMILY HOME HAS BEEN LOVED FOR MANY YEARS AND BOASTS BEAUTIFULLY MAINTAINED GARDENS, A SHARED DRIVEWAY AND A DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter through a composite door into a welcoming entrance hallway which has space to remove coats and shoes. A staircase with a timber balustrade ascends to the first floor landing. Doors lead through to the living room, family dining room and the kitchen.



LIVING ROOM 12'5" max x 12'5" max into bay window

This spacious and dual aspect living room is flooded with natural light, has high ceilings and views of the front garden from its lovely bay window. There is ample room for a selection of freestanding living room furniture and a decorative fireplace with tiled hearth houses an electric fire. A door leads through to the hallway.



DINING ROOM 12'5" max x 12'4" apx

A great space for entertaining, the dining room has plenty space for a dining table, chairs and freestanding furniture. There is a wall mounted gas fire, a side aspect window and a large window gives a fantastic view of the rear garden. A door leads through to the entrance hallway.



KITCHEN 11'1" max x 10'9" apx

The kitchen is fitted with timber wall and base units, contrasting work surfaces with tiled splashbacks and a stainless steel sink and drainer with a mixer tap over. There is space for an electric cooker with a concealed extractor fan over, space for an undercounter fridge and plumbing for a washing machine and dishwasher. A breakfast bar gives a place for informal dining and a pleasant view of the rear garden. Vinyl flooring flows underfoot and doors open to the cellar head, back to the entrance hallway and an external door opens to the garden.



CELLAR 10'3" max x 7'1" max

Accessed from the kitchen is a good size cellar ideal for storage and a fridge freezer if required..

FIRST FLOOR LANDING

From the entrance hallway a staircase ascends to the first floor landing with a side window, loft hatch and doors lead through to the three bedrooms and the house bathroom.

BEDROOM ONE 12'2" apx x 11'6" max to wardrobe

This generous size double bedroom has high ceilings has ample space for freestanding bedroom furniture and two sets of integrated wardrobes with overhead storage. The room is nicely decorated, has a front facing window with views of the street scene below and wonderful views over countryside, Farnley Line and to Emley Moor Mast. A door leads to the landing,





BEDROOM TWO 12'4" apx x 11'4" max to wardrobe

This neutrally decorated double bedroom is located at the rear of the property with pleasant garden views. There is space for a range of bedroom furniture, two sets of fitted wardrobes and a door leads to the landing.



BEDROOM THREE / STUDY 6'2" apx x 5'6" apx

A bright single bedroom located to the front of the property which would make an ideal child's bedroom, office or dressing room with views over the front garden and a door leads to the first floor landing.

**BATHROOM 8'2" apx x 5'7" apx**

The modern family bathroom is fitted with a white suite comprising of a bath, corner shower with glass screen, pedestal hand wash basin and a low level W.C. The room is partially tiled, with complimentary vinyl flooring underfoot, spotlighting to the ceiling and a rear obscure window. A door leads through to the landing.



REAR GARDEN

This wonderful garden has a range of spaces to enjoy. A patio adjoins the property, which would make the ideal space for outside dining and entertaining. A beautifully maintained lawn with colourful flower bed borders provides space for outdoor furniture. There is also a useful outhouse which provides an outdoor tap, lighting, electric and making it ideal for storage or a garden room. A pathway leads to the front of the property and stone steps descend to the driveway and garage.





EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is a lovely lawned garden with well planted borders. Stone steps and a garden path leads to the front door and a path leads to the rear garden.

A shared driveway provides parking and runs up the side of the property to a single detached garage which has power, light and an up and over door.





***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Stone, Brick and pebbledash

PARKING:
Garage / Shared 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
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.

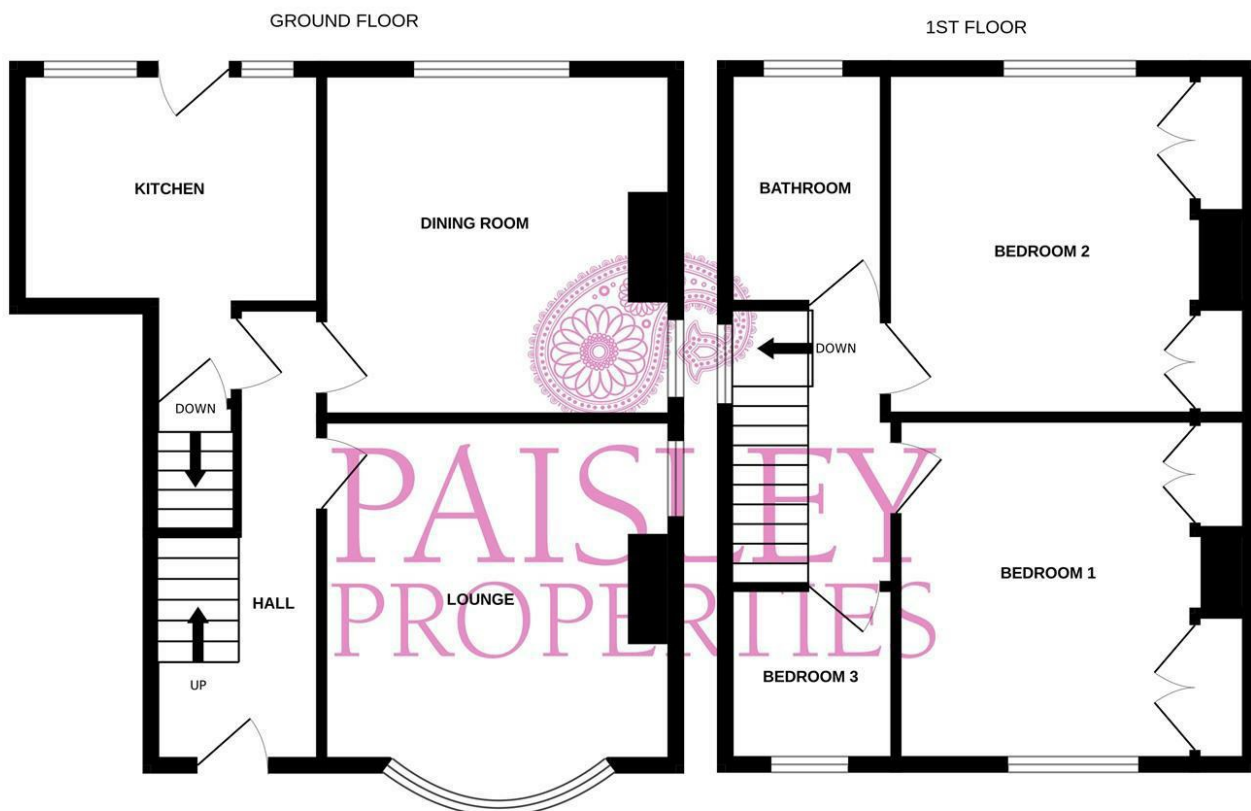
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

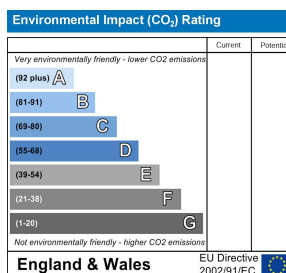
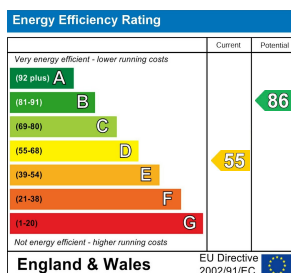
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

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