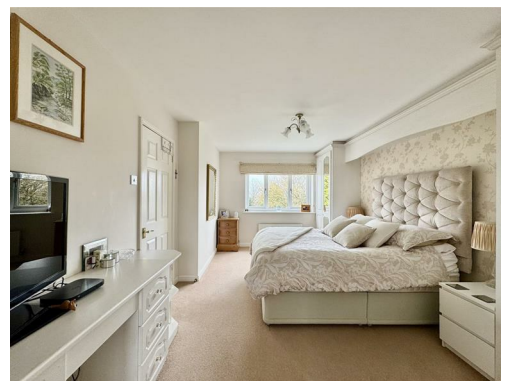


30 Helted Way,
Almondbury HD5 8XZ

£465,000



SITUATED ON A PEACEFUL CUL DE SAC, THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, LANDSCAPED GARDENS, DOUBLE GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door with glazed side window into a welcoming hallway. A carpeted staircase with a timber balustrade ascends to the first floor landing and doors lead to the living room, kitchen, dining room, ground floor W.C and the utility room



LIVING ROOM 19'5" apx x 11'9" apx

Light and airy courtesy of the dual aspect windows, this spacious living room is the perfect place to relax and unwind having a neutral colour scheme and ample space for freestanding furniture. A marble fireplace and hearth houses a coal effect gas fire giving a lovely focal point to the room. Sliding patio doors open to the garden and a door leads to the entrance hallway.



BREAKFAST KITCHEN 19'3" apx x 10'7" max

This lovely kitchen is fitted with a range of cream wall and base units, contrasting Corion work surfaces, tiled splash backs and an inset sink and drainer with mixer tap over. Integrated appliances include a double electric oven with grill, four ring gas hob, fridge and a dishwasher. There is a breakfast bar ideal for informal dining. Spotlights to the ceiling and tiled flooring completes the room. A door allows access to the large patio and a doors lead to the dining room and back through to the entrance hallway.



DINING ROOM 9'8" apx x 9'1" apx

A great space to entertain, offering space for a dining table, chairs and freestanding furniture. Doors leads through to the kitchen, entrance hallway and an opening flows through to the garden room.



GARDEN ROOM 10'9" apx x 9'9" apx

A great addition to the home, flooded with natural light and offering wonderful views of the garden. There is space for freestanding furniture and practical tile flooring underfoot, Patio doors open onto the rear patio and an opening leads back through to the dining room



UTILITY ROOM 10'0" apx x 6'5" apx

The utility room is well appointed with cream base and wall units, a stainless steel sink with mixer tap and complimentary worktops. There is plumbing for a washing machine, space for a tumble dryer and for a freestanding fridge freezer if required. Tile flooring flows underfoot, a window overlooks the driveway and doors gives access to the double garage and back through to the entrance hallway



GROUND FLOOR W.C 6'6" apx x 3'0" apx

This recently fitted cloakroom has a white vanity hand wash basin with mixer tap, a low level flush W.C and a chrome towel radiator. The walls are partially tiled and complimentary tile flooring runs underfoot. An obscure side facing window allows natural light to enter and a door leads to the entrance hallway.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing has a hatch with pull down ladders giving access to the boarded loft and doors lead to the four bedrooms and house bathroom.



MASTER BEDROOM 22'5" apx x 10'9" max

This fabulous master bedroom is tastefully decorated, there are fitted wardrobes, a dressing table and space for freestanding furniture. A window gives a lovely view over the rear garden and the room benefits from an extra space providing room a dressing area with fitted wardrobes. Doors lead to the en-suite shower room and landing.





EN SUITE 6'7" max x 5'7" apx)

Accessed from the Master Bedroom the shower room is fitted with a vanity hand washbasin with mixer tap, cabinetry with spotlighting, low level WC and a corner power shower with mood lighting and curved screen. Tiles adorn the walls and there is heated laminate underfoot. A front obscure window allows light to flow through the space.



BEDROOM TWO 9'6" max to wardrobe x 11'6" apx

This beautifully presented double bedroom offers space for free standing bedroom furniture and a fitted double wardrobe. A window gives a view over the rear garden and a door leads to the landing.



BEDROOM THREE 11'10" max x 9'10" apx

A bright double bedroom positioned to the front of the property with views of the street scene beyond. Having space for freestanding furniture and a door leads to the landing.



BEDROOM FOUR 7'4" max x 6'7" apx

This charming fourth bedroom enjoys views over the cul de sac from its front facing window. An alcove provides a fitted storage unit and a door leads to the landing.



BATHROOM 7'7" apx x 6'3" apx

This modern family bathroom is fitted with a four piece white suite comprising of a vanity hand wash basin with mixer tap, fitted cabinetry with down lights, a low level flush W.C. a bath with shower over and glass screen. The room is fully tiled with complimentary tile floor underfoot. Spotlights to the ceiling and a heated towel rail complete the room. An obscure window allows natural light to enter and a door leads to the landing.



REAR GARDEN

This generous size and beautifully landscaped garden has a range of spaces to enjoy which includes a lawn area with colourful flower bed borders, pergola, pretty seating areas with views back to the house and a generous size patio area which offers entertaining space for Al fresco dining, barbecues and ample room for garden furniture.





EXTERNAL FRONT, DOUBLE GARAGE AND DRIVEWAY

There is a sweeping driveway for multiple vehicles to the front of the property which leads to the double garage. The garages have up and over doors, power, lighting and separate access to the rear garden

Garage (18ft 1 x 17ft 9 max)

To the right side of the drive is a lawned garden with well maintained hedging, colourful flower beds, a tree and a timber gate which gives access to the rear garden.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band E

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Double Garage / Driveway

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
Broadband - Sky broadband

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.

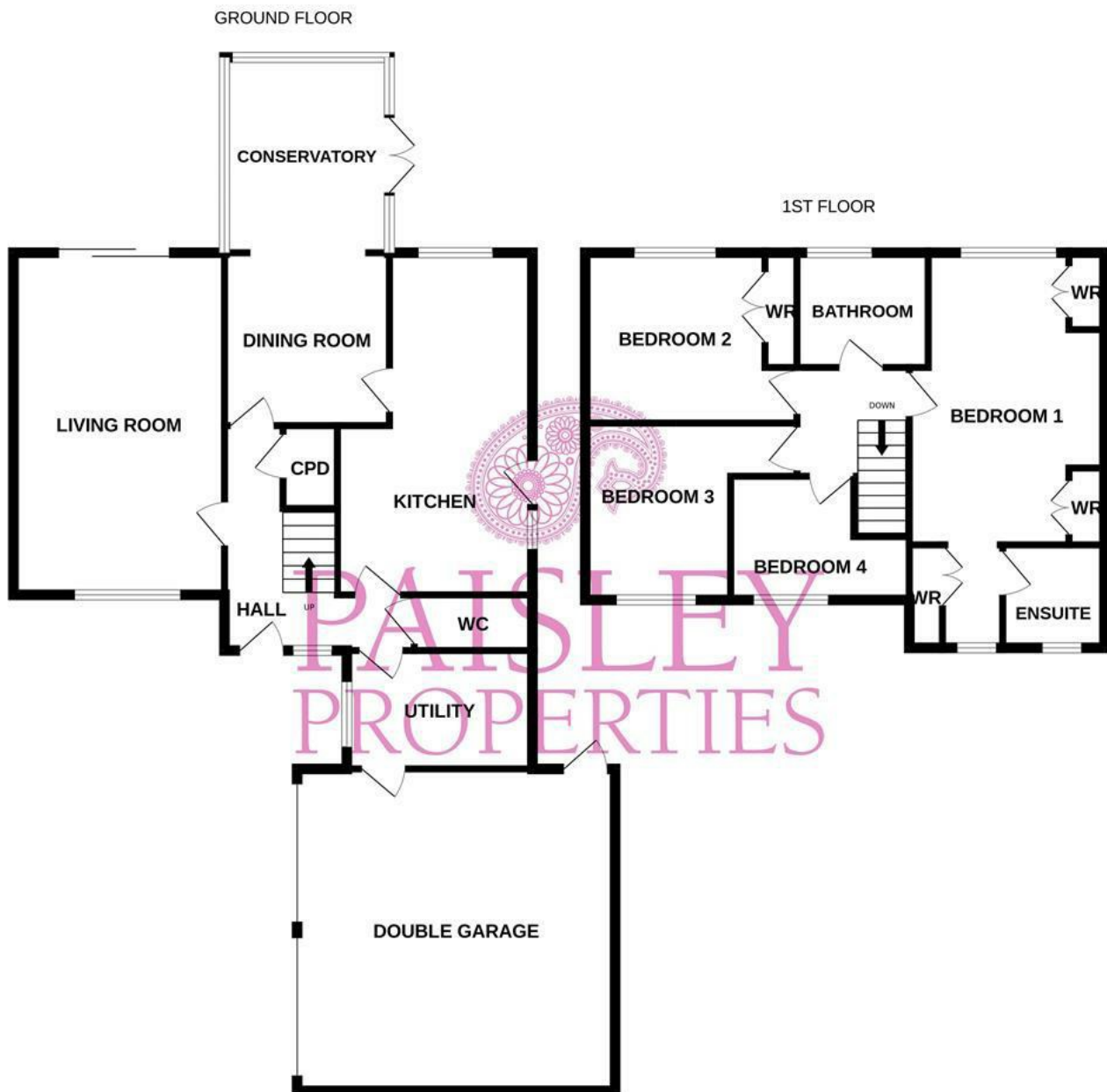
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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| 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 | 64 | 74 |
| EU Directive 2002/91/EC | | |

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

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PROPERTIES