

6 Victoria Close,
Berry Brow HD4 7PW

OFFERS AROUND
£250,000



**** NO CHAIN ** THIS WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, MASTER BEDROOM WITH ENSUITE, LOVINGLY LANDSCAPED GARDENS, DRIVEWAY AND AN ATTACHED GARAGE.**

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a upvc part glazed door into a welcoming hallway with laminate effect flooring underfoot. A carpeted staircase ascends to the first floor landing and doors lead to the lounge and the downstairs WC.

LIVING ROOM 14'7" apx x 11'5" apx

Located to the front of the property with a bay style window overlooking the garden and pleasant street scene beyond, this lovely lounge has a gas coal effect fire in a timber surround and marble hearth as a focal point and ample space for lounge furniture. Timber flooring flows underfoot and double doors open through to the dining kitchen. A door leads back through to the entrance hallway.



DINING KITCHEN 14'9" apx x 9'7" apx

Spanning the rear of the property with a fantastic view out to the garden is this stylish dining kitchen which is fitted with white base and wall units, contrasting worktops and upstands, attractive tile splashback and an inset stainless steel sink with a chrome mixer tap over. Cooking facilities comprise of a five burner gas hob with a concealed extractor fan over and and a double electric oven. Integrated appliances include an undercounter fridge, slimline dishwasher and a washing machine. An understairs cupboard offers great storage for household items and a freezer. Practical laminate effect flooring runs underfoot and double doors open to the lounge. An external door opens to the rear patio.





CLOAKROOM / W.C 6'1" apx x 2'10" apx

This handy downstairs WC is located just off the entrance hallway and is fitted with a white low level WC and a pedestal handwash basin. There is space to hang coats and laminate effect flooring underfoot. An obscure window allows natural light to flood in.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has doors leading through to the two first floor double bedrooms, bathroom and to an office space which has a front facing window and a carpeted staircase ascending to the master bedroom.

BEDROOM TWO 14'4" max x 8'8" max

Located towards the front of the property and having a large window allowing natural light to flood in, this neutrally decorated double bedroom has fitted wardrobes and drawers and further space for further freestanding items of bedroom furniture. A door leads to the landing.



BEDROOM THREE 10'3" max x 10'3" apx

Enjoying views of the rear garden from its window, this third double bedroom has ample space to accommodate freestanding bedroom furniture. A door leads to the landing.



BATHROOM 7'0" apx x 6'9" apx

This modern bathroom is fitted with a three piece white suite, including a corner bath with shower over, pedestal hand wash basin and a low level W.C. The room is partially tiled with complimentary laminate effect flooring underfoot, has space for freestanding storage, an obscure glazed rear window, spotlights to the ceiling and a door leads to the landing.



OFFICE SPACE 5'9" max x 4'2" max

Giving access to the second floor master bedroom is this useful office space which has a window offering pleasant views and would be ideal for studying or working remotely.



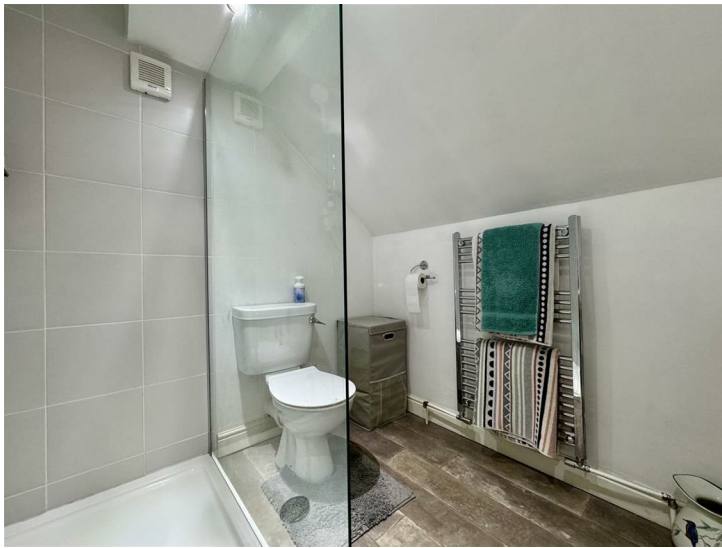
MASTER BEDROOM 16'9" max x 14'10" max

This beautifully decorated and light room is nestled in the eaves with ample space for freestanding bedroom furniture, fitted wardrobes, drawers and under eaves storage cupboards. A velux window and a dormer window give elevated views and a door leads through to the ensuite shower room.



ENSUITE SHOWER ROOM 7'3" max x 6'5" max

Located off the master bedroom is this recently fitted ensuite comprising of a double walk in shower with glass screen, pedestal hand wash basin, low flush W.C, chrome towel radiator, spotlights to the sloped ceiling and complimentary laminate effect flooring underfoot.



REAR GARDEN

Accessed from the driveway through a timber gate from the driveway and the dining kitchen is this lovingly landscaped garden. A patio adjoins the property with space for garden furniture and ideal for outdoor dining. Stone steps ascend to a well maintained lawn garden with beautiful flower beds, trees and colourful bushes surrounding the space. A cliff face with trailing plants offers a pleasant outlook and offers a certain degree of privacy.





EXTERNAL FRONT, GARAGE AND DRIVEWAY

A block paved driveway with parking for multiple vehicles continues to the side of the property to a single garage with an electric up and over door, power and light. A timber gate opens to the rear garden and to the side of the driveway is a lawned garden with flowerbed borders and a low stone wall.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Stone

PARKING:
Garage / 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
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.

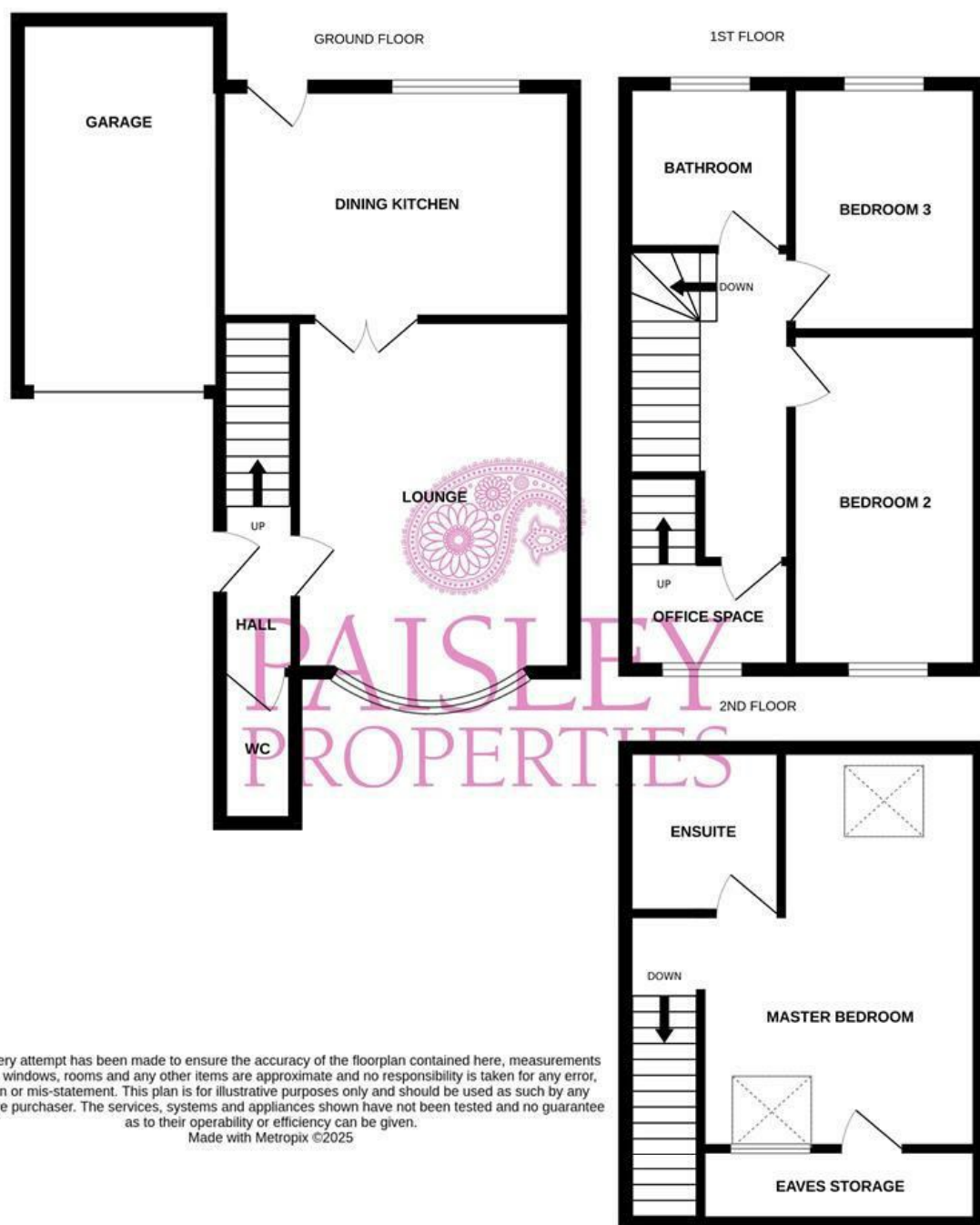
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

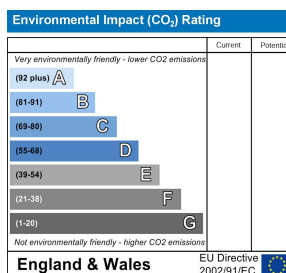
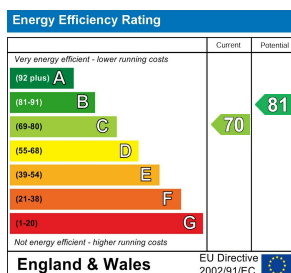
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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