

18 Broadgate,
Almondbury HD5 8HW

OFFERS AROUND
£325,000



LOVED FOR MANY YEARS AND BURSTING WITH POTENTIAL IS THIS FABULOUS THREE BEDROOM DETACHED FAMILY HOME WHICH BOASTS EXTREMELY SPACIOUS LIVING ACCOMMODATION, BEAUTIFULLY LANDSCAPED GARDENS, DETACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING E.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a timber door into this welcoming entrance hallway. Natural light floods the space through the front window and there is a fitted storage cupboard ideal for storing coats and shoes. Quirky arched doors open to the living room, dining room, kitchen, an understairs storage cupboard ideal for household items and a staircase with a timber balustrade ascends to the first floor landing.



LIVING ROOM 19'0" apx x 11'5" apx

This fantastic sized, dual aspect living room offers ample space for living room furniture and has a tiled fireplace with a timber mantle housing a gas fire. The large windows have pleasant views over the front and rear garden. A door leads through to the entrance hallway and timber effect bi fold doors open to the dining room.



KITCHEN 11'0" apx x 10'3" apx

The light and airy kitchen has a range of wall and base units with tile splash backs, contrasting roll top work surfaces and a corner stainless steel sink and drainer with mixer tap over. There is a built in NEFF electric oven and grill, four ring gas hob with extractor fan over and plumbing for a washing machine. A window provides views over the garden and driveway. Doors open to the entrance hallway and to the rear hall.



DINING ROOM 10'2" apx x 8'3" apx

Located to the rear of the property and with glazed double doors opening to the conservatory is this good size dining room which has plenty of scope for dining room furniture, timber effect bifold doors open to the living room and a door leads through to the entrance hallway.



CONSERVATORY 13'11" apx x 8'1" 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 laminate flooring underfoot, Sliding patio doors open to the rear garden and glazed double doors lead back through to the dining room



REAR HALL 6'10" apx x 3'11" apx

A composite door opens from the driveway into the rear hall with practical tile flooring underfoot, space to remove outdoor clothing, overhead shelving and storage. Doors open to the kitchen, ground floor W.C and the pantry.

GROUND FLOOR W.C 3'11" apx x 2'5" apx

Accessed from the rear hallway, the ground floor cloakroom comprises of vinyl tiles to the walls, a low level W.C and a wall hung wash basin.

PANTRY 3'11" apx x 3'5" apx

This useful room has space for a fridge freezer and other household items if required, there is shelving and a rear obscure window.

FIRST FLOOR LANDING

Quarter landing stairs with a timber balustrade ascend to the first floor landing which has space for freestanding furniture and doors open to three bedrooms, bathroom, separate W.C and a hatch gives access to the loft.

BEDROOM ONE 13'8" max x 12'11" max

This generous double bedroom has dual aspect windows and is situated at the front of the property enjoying elevated views of the front garden and street scene beyond. The room benefits from a spacious fitted wardrobe with storage, plenty of space to accommodate freestanding furniture and a door leads through to the landing.



BEDROOM TWO 12'9" max x 11'5" max

Located to the front of the property is another great sized double bedroom with ample space for freestanding bedroom furniture. A large window provides pleasant views over the garden and street scene beyond and a door leads through to the landing.



BEDROOM THREE 11'5" max x 6'11" max

Located at the rear of the property with lovely garden views is this bright small double bedroom with room for freestanding furniture which could also be used as a home office if desired. A door leads through to the landing.



BATHROOM 10'8" max x 6'0" max

The bathroom is fitted with a two-piece suite including a bath and a pedestal hand wash basin. The room is partially tiled, has fitted floor to ceiling storage which also houses the water cylinder, a side obscure window and a door leads on to the landing.



SEPERATE W.C 5'9" apx x 2'8" apx

This handy room is partially tiled, has a low flush W.C, obscure rear facing window and a door leads on to the landing.

REAR GARDEN

This wonderful garden has been lovingly landscaped and can be accessed from the driveway and the conservatory. A patio area offers entertaining space for Al fresco dining with ample room for garden furniture. A large well maintained lawn is surrounded with colourful rockery plants, pebbled borders, shrubs, established flowerbeds and bushes, making this an ideal space to sit out.





EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is another beautifully landscaped garden with a low level wall, lawn area, colourful plants and bushes and a central tree. A driveway with parking for multiple vehicles leads down the side of the property to the single detached garage with an electric up and over door.

Garage - 15'9" x 9'1" max





***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Standard brick and block

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. *

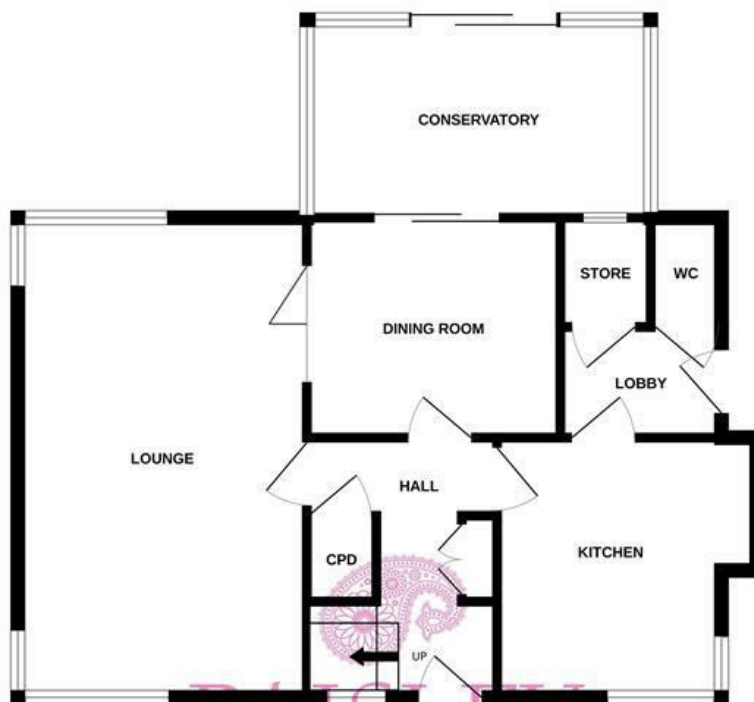
PAISLEY

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.

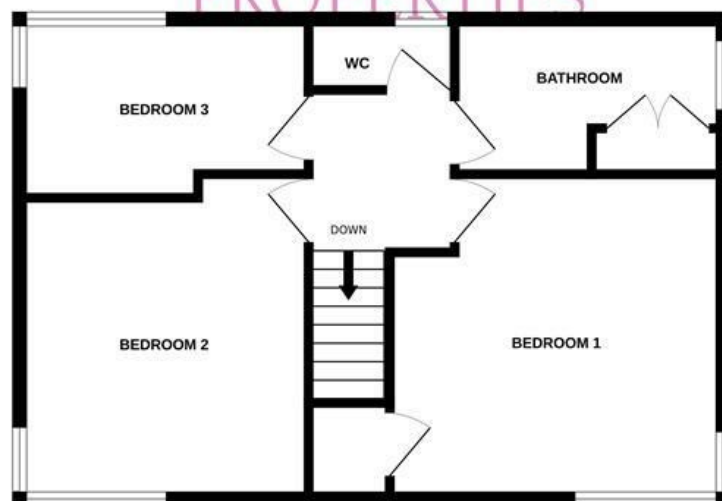
SURVEY TEXT

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.

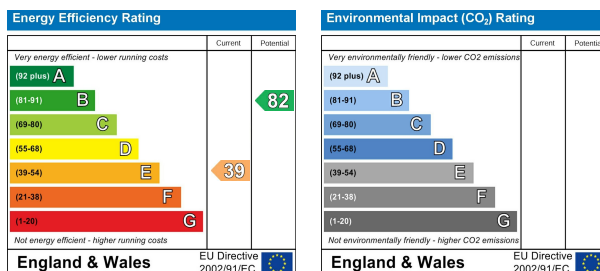
GROUND FLOOR



1ST FLOOR



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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