

55 Southfield Road,
Almondbury HD5 8SA

OFFERS AROUND
£210,000



****NO CHAIN** THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME IS DECEPTIVELY SPACIOUS THROUGHOUT AND BOASTS A CONSERVATORY, GENEROUS GARDENS WITH AN OUTBUILDING AND A DRIVEWAY FOR ONE VEHICLE.**

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C / NON STANDARD CONSTRUCTION

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed upvc door in to this welcoming entrance hallway which has space to remove coats and shoes, a handy under stairs cupboard provides storage and doors lead through to the lounge and dining kitchen. Stairs with a timber balustrade ascend to the first floor landing.



LOUNGE 13'3" max x 12'7" max

This light and airy lounge has a view over the front garden and has ample space for free standing living room furniture. A coal effect gas fire within a stone fireplace with shelving creates a lovely focal point to the room and doors lead through to the dining kitchen and back through to the hallway.



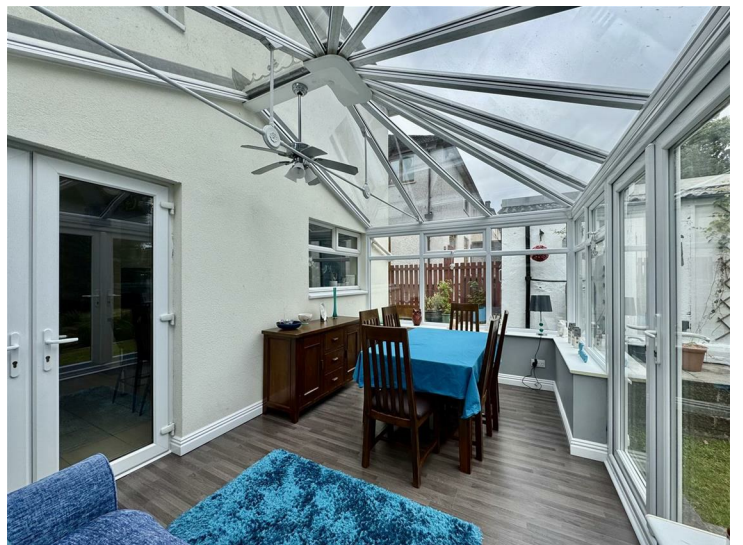
DINING KITCHEN 18'11" max x 10'1" max

This attractive dining kitchen is fitted with cream wall and base units, a stainless steel sink with mixer tap over, contrasting work surfaces and finished with bevelled metro tile upstands. There is space for a freestanding double gas oven with large extractor above, a fridge freezer and plumbing for a washing machine and a slimline dishwasher. A breakfast bar provides space for informal dining and entertaining. Stylish tiled flooring flows underfoot, a door opens to a storage cupboard ideal for household items, patio doors open to the conservatory and doors lead to the lounge and back through to entrance hallway. An external door opens to the side of the property.



CONSERVATORY 14'4" apx x 8'10" apx

Flooded with natural light, this great addition to the home provides a space to entertain and enjoy the pleasant views over the rear garden. There is ample space for furniture and laminate flooring underfoot. Patio doors open to the rear lawn.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing. There is a side facing obscure window, a ceiling hatch providing ladder access to the part boarded loft and doors lead through to the three bedrooms and house bathroom.



BEDROOM ONE 11'11" max x 11'3" max

Located to the rear of the property, this beautifully presented double bedroom enjoys a pleasant outlook over the rear garden and far reaching field views from its window. The room has ample space for free standing furniture, a fitted wardrobe and a door leads to the landing.



BEDROOM TWO 11'6" max x 9'1" max to fitted wardrobes

This generously sized double bedroom offers ample space for free standing bedroom furniture and a bank of sliding wardrobes. The room is tastefully decorated and a door leads to the landing.



BEDROOM THREE 8'2" apx x 8'2" apx

Currently used as a home office, this bright and good size single bedroom is 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.



BATHROOM 7'10" apx x 7'3" apx

The modern house bathroom is fitted with a white three-piece white suite, including a bath with shower over and a curved glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is fully tiled with complimentary tiled flooring underfoot, chrome towel radiator, obscure glazed window and a door leads through to the first floor landing.



REAR GARDEN

This fantastic garden is enclosed by boundary fencing, hedging and has a range of spaces to enjoy. Two well maintained lawns make the ideal space for outside dining and entertaining with ample space for garden furniture and a timber outbuilding if desired. There is also a useful outhouse which has a room providing lighting and electric, ideal for storage, an extra freezer and tumble dryer if required. A raised patio area with a brick barbecue adjoins the outhouse and offers space for a bistro set and enjoys pleasant views. To the side of the property are raised flowerbeds and a pathway leads to a timber gate which opens to the front of the property.





OUTHOUSE



EXTERNAL FRONT AND DRIVEWAY

A block paved driveway provides parking for one vehicle. A timber gate opens to the rear garden and a lawn garden with flowerbed borders sits at the side of the drive making this ideal for sitting out and for pots/planters.



***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 A

PROPERTY CONSTRUCTION:
Non Standard Construction

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation paperwork is available.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*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.

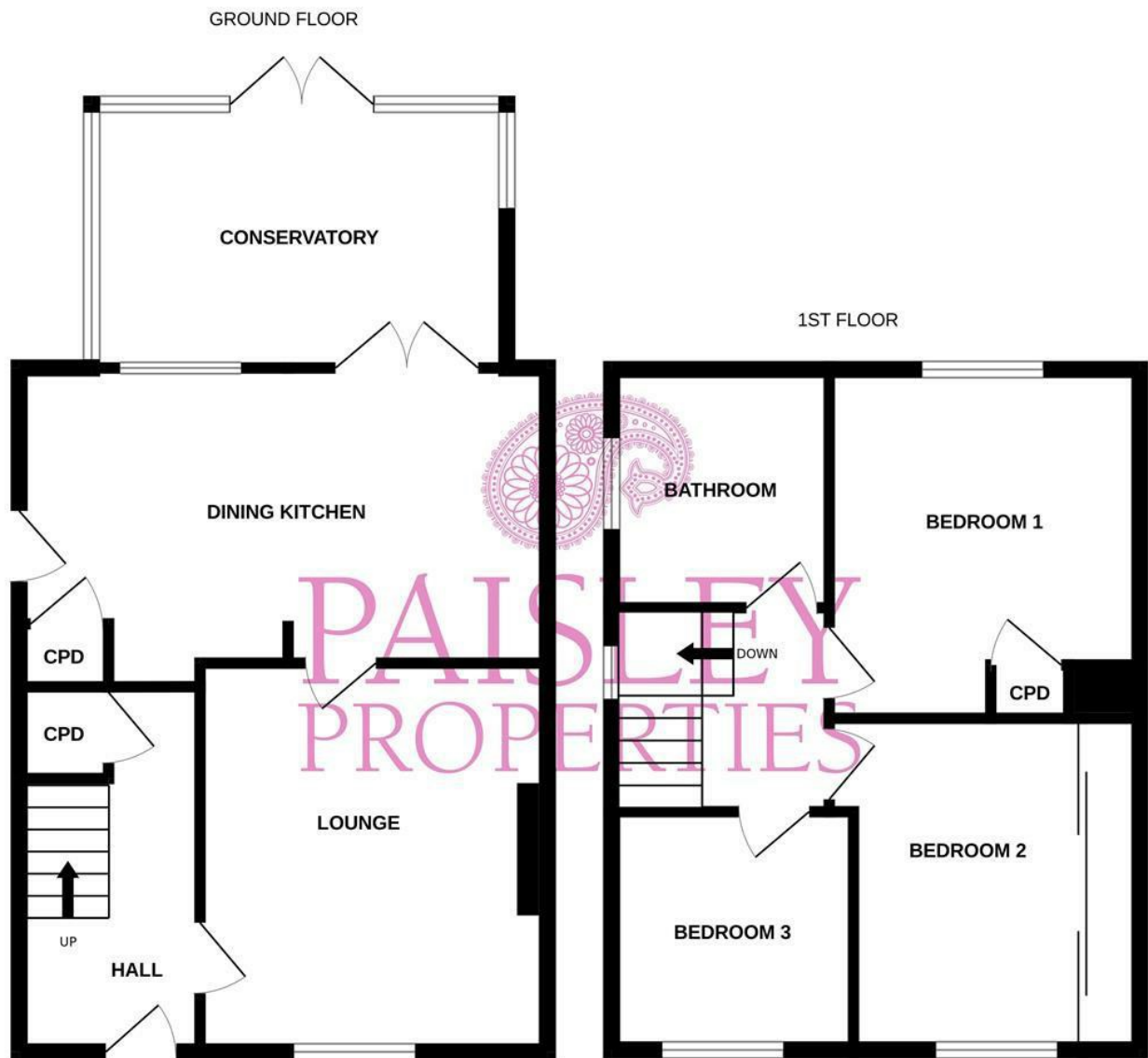
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

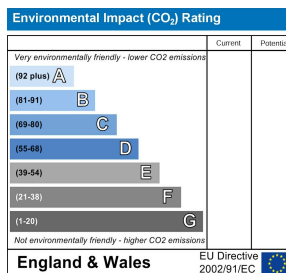
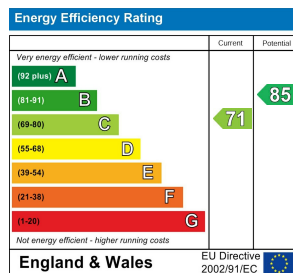
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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