

29 Southlands,
Kirkheaton HD5 0JU

OFFERS AROUND
£335,000



ADJOINING OPEN FIELDS WITH SPECTACULAR COUNTRYIDE VIEWS, THIS FOUR BEDROOM SEMI DETACHED FAMILY IS LOCATED ON A PEACEFUL CUL DE SAC AND BOASTS SPACIOUS AND BEAUTIFULLY PRESENTED LIVING ACCOMMODATION, A DETACHED GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed upvc door with an obscure side window to this welcoming entrance hallway with attractive tile flooring underfoot. Doors lead through to the living room, kitchen, dining room and a home office.



LIVING ROOM 18'1" max x 11'6" max

This impressive reception room is beautifully decorated, offers ample space for living room furniture. A wall mounted electric fire provides a focal point and inset shelving provides storage. A large window gives views over the front garden and street scene beyond. A door leads through to the entrance hallway.



DINING ROOM 12'2" max x 11'7" max

Flooded with natural light through the patio doors which open to the rear decking and with fantastic views over the garden is this well presented dining room with space for a dining table, chairs and freestanding furniture. Laminate flooring flows underfoot, an understairs cupboard provides storage and an open staircase with a timber balustrade ascends to the first floor landing. A door leads through to the entrance hallway.



KITCHEN 14'1" max x 8'6" max

This stylish, dual aspect kitchen is fitted with a range of cream gloss wall and base units, contrasting timber work surfaces with matching upstands and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a double electric oven with grill, a five ring gas hob with extractor fan over, fridge freezer, dishwasher and plumbing for a washing machine. Windows provide a pleasant outlook over the garden and driveway, tile flooring flows underfoot and spotlights adorn the ceiling. A door leads through to the entrance hallway.



HOME OFFICE 8'7" apx x 5'11" apx

Having garden views through its window, this versatile room is currently used as a home office and has fitted cabinetry, storage and a desk. There is vinyl flooring underfoot and a door leads through to the entrance hallway.



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

Accessed off the entrance hallway is a handy ground floor cloakroom which has a low level W.C, a wall hung hand wash basin and a side obscure window. There is tile flooring underfoot and spotlighting to the ceiling.



FIRST FLOOR LANDING

A staircase ascends from the dining room to the first floor landing and doors open to four bedrooms and the family bathroom.

BEDROOM ONE 14'9" max x 11'8" max

Located to the front of the property and enjoying views over the cul de sac below and far reaching views beyond from its window, this neutrally decorated double bedroom has space for freestanding items of furniture and a bank of fitted wardrobes with a dressing table. There are spotlights to the ceiling and a door leads to the landing.



BEDROOM TWO 12'4" apx x 8'7" apx

Another well presented double bedroom located at the side of the property with lovely views over the drive and fields beyond. There is a fitted wardrobe, space for bedroom items and a door leads to the landing.



BEDROOM THREE 11'6" apx x 9'5" apx

This light and airy double bedroom is positioned at the rear of the property with wonderful countryside views. There is space for freestanding bedroom furniture, a fitted wardrobe and a door leads to the landing.





BEDROOM FOUR 8'7" apx x 6'11" apx

Currently used as a gaming room, this bright single bedroom has space for bedroom furniture and a door leads to the landing.



BATHROOM 9'1" apx x 5'4" apx

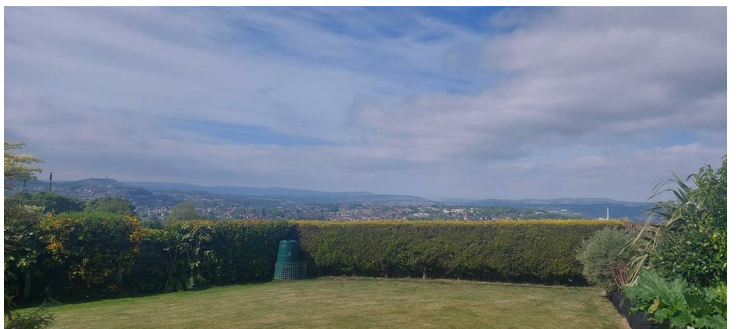
This attractive bathroom comprises of a white suite including a P shaped bath with a waterfall shower over and glass screen, a large vanity hand basin with mixer tap and a low flush W.C. The room is fully tiled, has an anthracite towel radiator, LED mirror and complimentary tile flooring underfoot. There is an obscure glazed window and a door leads to the landing.



REAR GARDEN

Adjoining open fields and providing spectacular countryside views, this beautifully landscaped and generous size garden is mainly laid to lawn and is enclosed by boundary hedging and a stone wall with colourful raised flower bed borders and a vegetable plot. Decking adjoins the property allowing for outdoor entertaining with ample space for garden furniture. A gate gives access to the driveway and a timber gate to the rear of the garden allows wonderful countryside walks.





VIEWS



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is a well maintained lawn garden with a pebbled border. A driveway for multiple vehicles leads to a stone built detached garage which has an up and over door, power, light and a side access door. There is space for a timber outbuilding if required.

A gate opens through to the rear garden.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / 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.

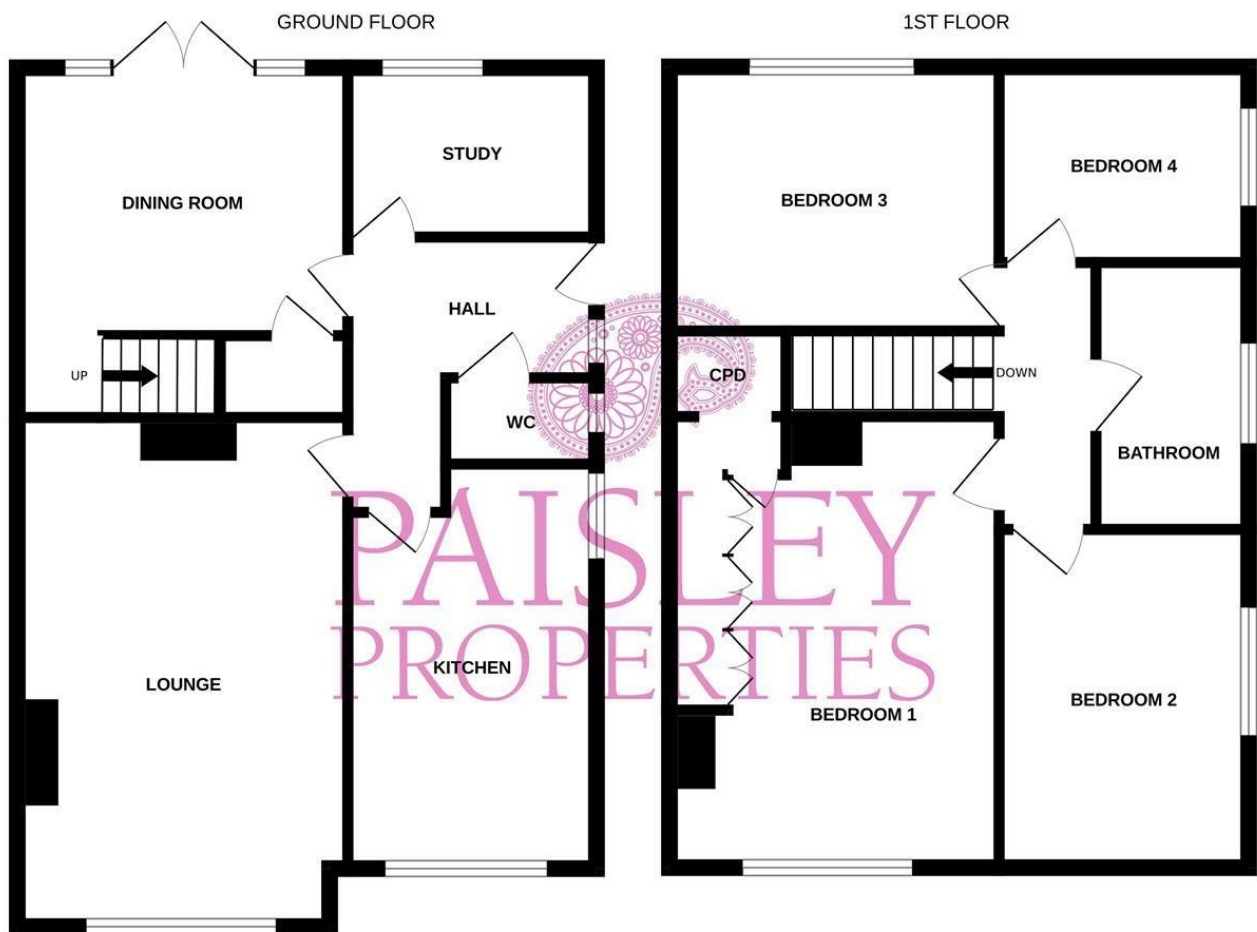
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

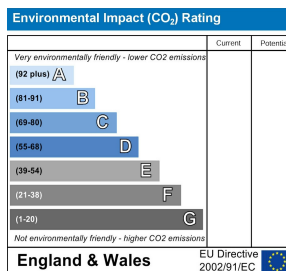
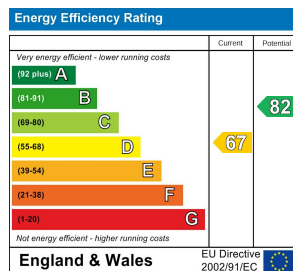
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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