

107 Dryclough Road,
Crosland Moor HD4 5JB

OFFERS AROUND
£250,000



THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION WITH POTENTIAL TO EXTEND (STPP), BEAUTIFULLY MAINTAINED GARDENS, DETACHED GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE PORCH

Accessed by double timber glazed doors is this handy entrance porch which has space to remove outdoor clothing, practical tile flooring underfoot and a door opens to the entrance hallway.

ENTRANCE HALLWAY

You enter the hallway from the porch through a part glazed door into a welcoming and light hallway, stairs ascend to first floor landing and doors lead to the living room, dining room, kitchen, basement steps and an external door opens to the side of the property..



LIVING ROOM 13'7" max into bay x 11'6" max

This generously sized reception room is bright and airy and flooded with natural light through its bay window. The focal points of the room being the inset coal effect gas fire with marble hearth and the lovely high ceilings. There is ample space for freestanding furniture and a door leads through to the hallway.



DINING ROOM 11'6" max x 12'0" max

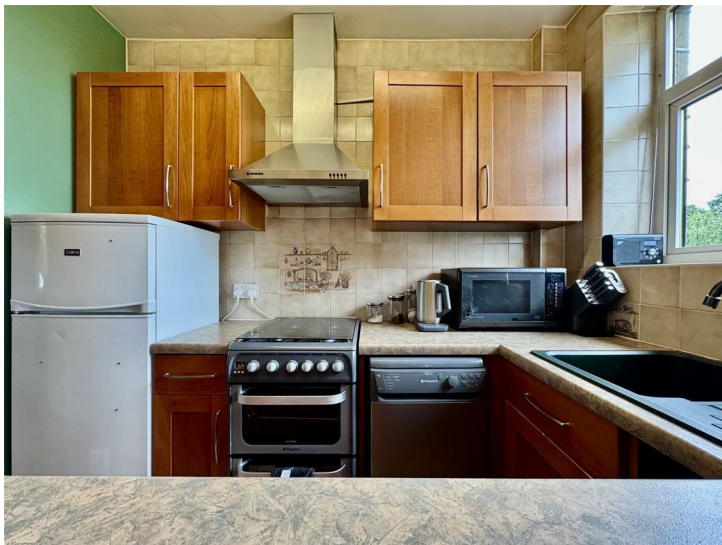
This good size and neutrally decorated dining room has space for a dining table, chairs and freestanding furniture. There is an inset fireplace, laminate flooring underfoot and an open outlook into the kitchen. A large window gives pleasant views over the garden and a door leads through to the hallway.



KITCHEN 7'11" max x 5'5" max

Located at the rear of the property with a view of the garden is the kitchen which is fitted with a range of timber base and wall units, contrasting worktops, tile splashbacks and a one and a composite sink and drainer with mixer tap over. Cooking facilities comprise of space for a freestanding gas oven with extractor above and for a fridge freezer. There is plumbing for a dishwasher, tile flooring flows underfoot and an archway leads to the hallway.

****Please note - The vendor informs us that the wall between the kitchen and dining room has a RSJ in place if the buyer wishes to open the two spaces.**



FIRST FLOOR LANDING

Stairs ascend to the first floor landing with a side obscure window, a hatch providing access to the loft and doors lead through to three bedrooms and the bathroom.

BEDROOM ONE 12'11" max x 10'10" max

This superb double bedroom is positioned at the front of the property with views over the street scene below and boasts a bank of fitted wardrobes to two walls and has space for freestanding furniture. A door leads onto the landing.



BEDROOM TWO 10'11" apx x 9'10" max to fitted wardrobes

This beautifully presented double bedroom offers space for free standing bedroom furniture and a bank of wardrobes with shelving. A window gives a view over the rear garden and far reaching views over Huddersfield and to Castle Hill. A door leads on to the landing.



BEDROOM THREE 8'1" max x 6'3" max

Located at the front of the property is this charming single bedroom with space for freestanding furniture and a door leads to the landing.



BATHROOM 7'4" apx x 6'0" apx

This attractive bathroom is fitted with a four-piece suite, including a bath, shower cubicle with a waterfall shower, a wall hung vanity hand wash basin with mixer tap and a low level W.C. The room has a chrome towel radiator, is fully tiled, has complimentary tile flooring underfoot, spotlights to the ceiling and a rear obscure window allows natural light to flow through the space. A door leads to the landing.



BASEMENT 21'4" max x 18'0" max

Located on the lower level and accessed from the entrance hallway or the rear garden is this great space which is separated into useful rooms, a utility area has plumbing for a washing machine, space for a dryer and an extra fridge freezer, there is a wine cellar and two larger rooms ideal for storage or ripe to renovate into further accommodation such as a garden flat, teenage retreat, gym or games room.



REAR GARDEN

To the rear of the property is a well maintained garden. A good sized patio adjoins the property offering entertaining space for Al fresco dining with ample room for garden furniture. Steps lead to a lawned area and the established flower beds include colourful rockery plants, shrubs and bushes. There is space for a timber outbuilding if desired.





EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a beautifully landscaped garden with colourful flowerbeds and space for decorative pots and planters.

A driveway to the left of the property provides off road parking for multiple vehicles and leads down to a single detached garage with a pitched roof, inspection pit, power and an up and over door.





***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

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.

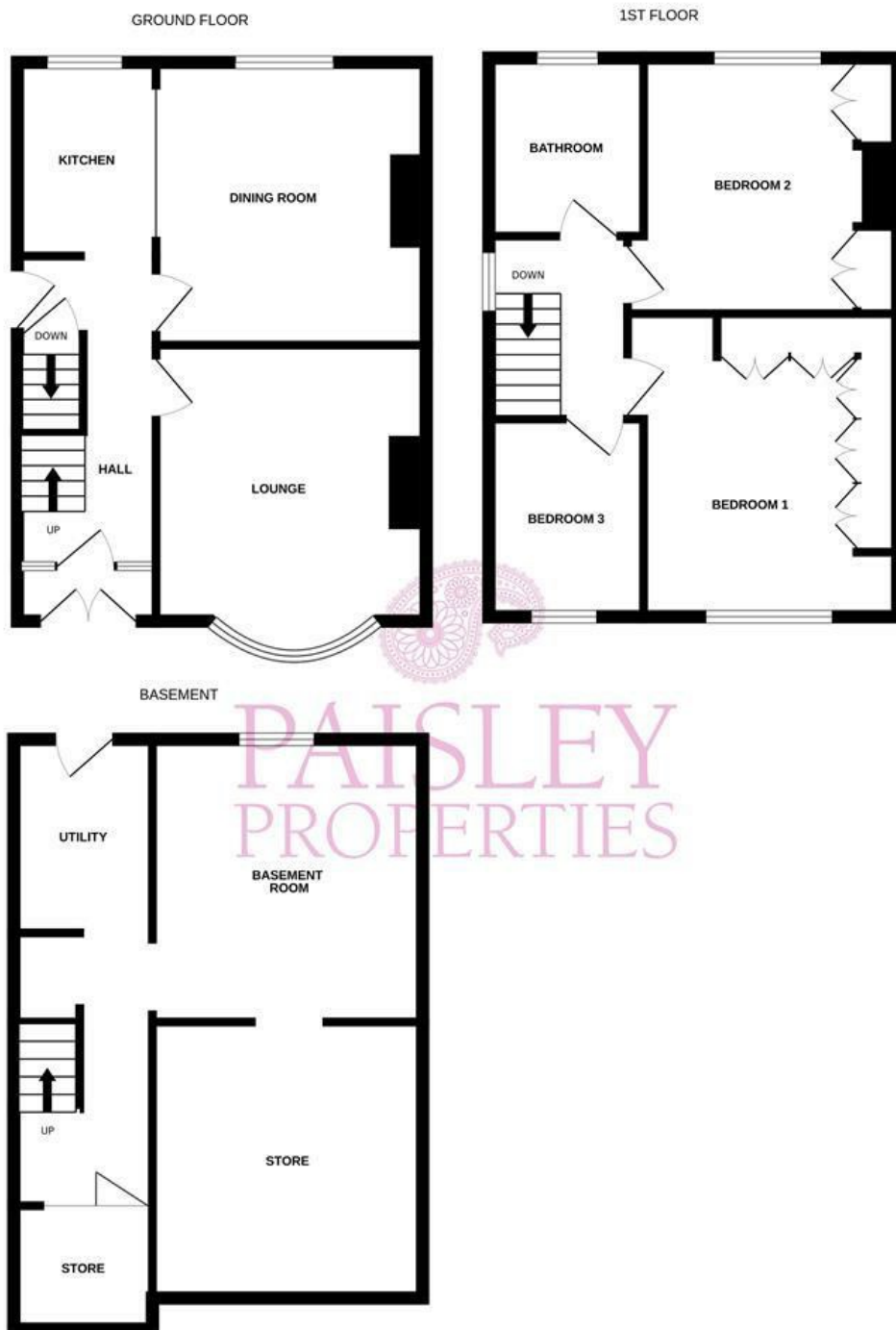
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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