

4 De Lacy Avenue,
Almondbury HD5 8NT

OFFERS AROUND
£185,000



A WELL PRESENTED, THREE BEDROOM SEMI DETACHED FAMILY HOME WHICH BOASTS DECEPTIVELY SPACIOUS AND VERSATILE LIVING ACCOMMODATION, GARDENS, DRIVEWAY AND A SINGLE DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D / NON-STANDARD CONSTRUCTION

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a Upvc door into a welcoming entrance hallway offering space for freestanding furniture, a staircase with a timber balustrade ascends to the first floor landing and doors lead through to the living room, kitchen and an under stairs cupboard provides storage.



LIVING ROOM 13'1" max x 12'9" max

This spacious reception room has a coal effect electric fire with a marble effect fireplace and hearth giving a lovely focal point to the room. This room offers ample space for a range of living room furniture and a large window gives a view over the rear garden. Doors lead through to the dining room and back through to the entrance hallway.



KITCHEN 10'2" max x 9'6" max

The kitchen is located to the front of the property and is fitted with timber wall and base units with tile splashbacks, contrasting work surfaces and a circular stainless steel sink and drainer with mixer tap over. There is space for a fridge freezer, a freestanding gas oven and plumbing for a washing machine and a dishwasher. Practical laminate tile flooring flows underfoot, a door leads back through to the entrance hallway and a doorway opens to the dining room.



DINING ROOM 10'3" apx x 9'2" apx

The dining room has space for a dining table and chairs and freestanding furniture. Patio doors open to the rear garden and doors open to the kitchen and living room.



FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the entrance hallway to the neutrally decorated first floor landing with front facing obscure window and doors lead through to three bedrooms, bathroom, separate W.C and a store cupboard ideal for towels and bed linen. A ceiling hatch provides access into the loft space.



BEDROOM ONE 12'10" max x 11'9" max

A wonderful double bedroom, having ample space for bedroom items. A rear facing window overlooks the rear garden and a door leads on to the landing.



BEDROOM TWO 11'5" max x 10'5" max

Positioned at the rear of the property is this good sized neutrally decorated double bedroom with room for freestanding furniture. A window gives views of the rear garden and a door leads on to the landing.



BEDROOM THREE 8'4" max x 8'2" max

A small double bedroom located to the front of the property which could alternatively used as an office with integrated storage. A window gives a view over the street scene below, far reaching views beyond and a door leads on to the landing.



BATHROOM 5'6" apx x 2'4" apx

This modern bathroom is fitted with a two piece suite, including a jacuzzi style bath with shower over, curved glass screen and a vanity hand wash basin with mixer tap. The room is fully tiled, has an obscure side window, chrome electric towel radiator, complimentary tile flooring underfoot and a door leads on to the landing.



SEPARATE W.C 5'6" apx x 2'4" apx

This handy room has a low flush W.C, obscure side facing window and is partially tiled with vinyl flooring underfoot. A door leads on to the landing.



REAR GARDEN

This good size enclosed garden can be accessed through the dining room patio doors or through a wrought iron gate from the front of the property. There is a lawn garden offering entertaining space for Al fresco dining with room for garden furniture. Mature shrubs and fencing surround the space. The property benefits from an outbuilding with rooms ideal for extra storage space.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a lawned garden which is surrounded by hedging. A pathway leads to the front door and a wrought iron gate gives access to the rear garden.

The property benefits from a driveway with space for two vehicles and a single detached garage which has recently been fitted with a new roof, door and window.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Non standard Construction

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.

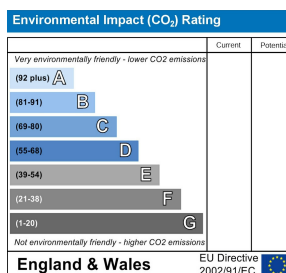
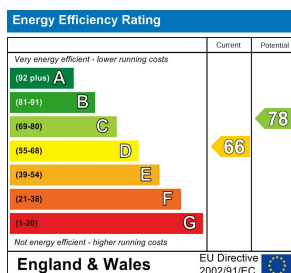
SURVEY TEXT

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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