

16 Crescent Royd,
Almondbury HD5 8SL

BY AUCTION
£110,000



****For Sale by Online Auction. Starting Bids £110,000. Terms and Conditions apply****

THIS SPACIOUS TWO BEDROOM SEMI DETACHED HOME IS IN NEED OF MODERNISATION THROUGHOUT AND BOASTS GOOD SIZE GARDENS AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC / NON STANDARD CONSTRUCTION.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a UPVC door into the entrance hallway. There is space to remove outdoor clothing and an understairs cupboard provides storage. Doorways leads through to the living room, kitchen and stairs ascend to the first floor landing.

LIVING ROOM 12'7" max x 10'5" max



This good size reception room is bright and airy courtesy of the large front window, with ample space for freestanding furniture. The focal point of the room being a stone fireplace housing a gas fire, doors lead back through to the entrance hallway and there is an opening to the dining room.

DINING ROOM 8'11" apx x 8'10" apx



Handily placed between the living room and kitchen, the dining room has space for a dining table, chairs and further free standing furniture. This versatile space would alternatively make a great play room or home office if desired. A door leads though to the kitchen, an opening leads back through to the lounge and french doors open to the conservatory.

KITCHEN 9'11" max x 9'8" max



The kitchen is fitted with a range of wall and base units, contrasting roll top work surfaces with tile splashbacks and a stainless sink and drainer with mixer tap over. There is an electric oven with a four ring gas hob and an extractor fan over, plumbing for a washing and space for a fridge freezer. A storage pantry provides space for extra household items. An external door leads to the side lean-to, and doors leads through to the entrance hallway and to the dining room.

CONSERVATORY 14'5" apx x 7'1" apx



Flooded with natural light and having views over the garden, this great addition offers extra reception space and has space for freestanding furniture. Patio doors open to the garden.

LEAN-TO / STORAGE ROOMS



Accessed from the kitchen or from the driveway and rear garden is this handy lean-to with storage rooms which offers an abundance of space for storing household items, having power and electric.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the spacious first floor landing which has a hatch giving access to the loft, a side aspect window and doors leading through to two double bedrooms and the house shower room.

BEDROOM ONE 18'11" max x 10'3" apx



Positioned to the front of the property, this generous size double bedroom which has plenty of space for free standing bedroom furniture and two windows provides views over the street scene below. A door leads through to the first floor landing.

BEDROOM TWO 12'0" apx x 9'2" max



Another double bedroom positioned to the rear of the property with a view of the rear garden has ample space for freestanding furniture, two integrated storage cupboards (one housing the water cylinder) and a door leads through to the first floor landing.

SHOWER ROOM 6'7" apx x 5'5" apx



The shower room features a three piece white suite comprising of a walk in double shower with glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room is partially splash boarded and tiled, has a rear obscure window, vinyl flooring underfoot and a door leads through to the first floor landing

REAR GARDEN



This good size garden is enclosed by boundary fencing and is mainly laid to lawn and has borders made up of mature shrubs and plants. There is ample space for a timber outbuilding. A patio area adjoins the property, which would make the ideal space for outside dining and entertaining.

EXTERNAL FRONT AND DRIVEWAY



The property has a lawned garden with mature plants and hedging to the front with a path leading to both the front door and the lean-to door. Timber gates open to a paved drive and offers parking for one car.

***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

PARKING:
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 / Solar panels
Heating Source - Gas fire only - No central heating
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.

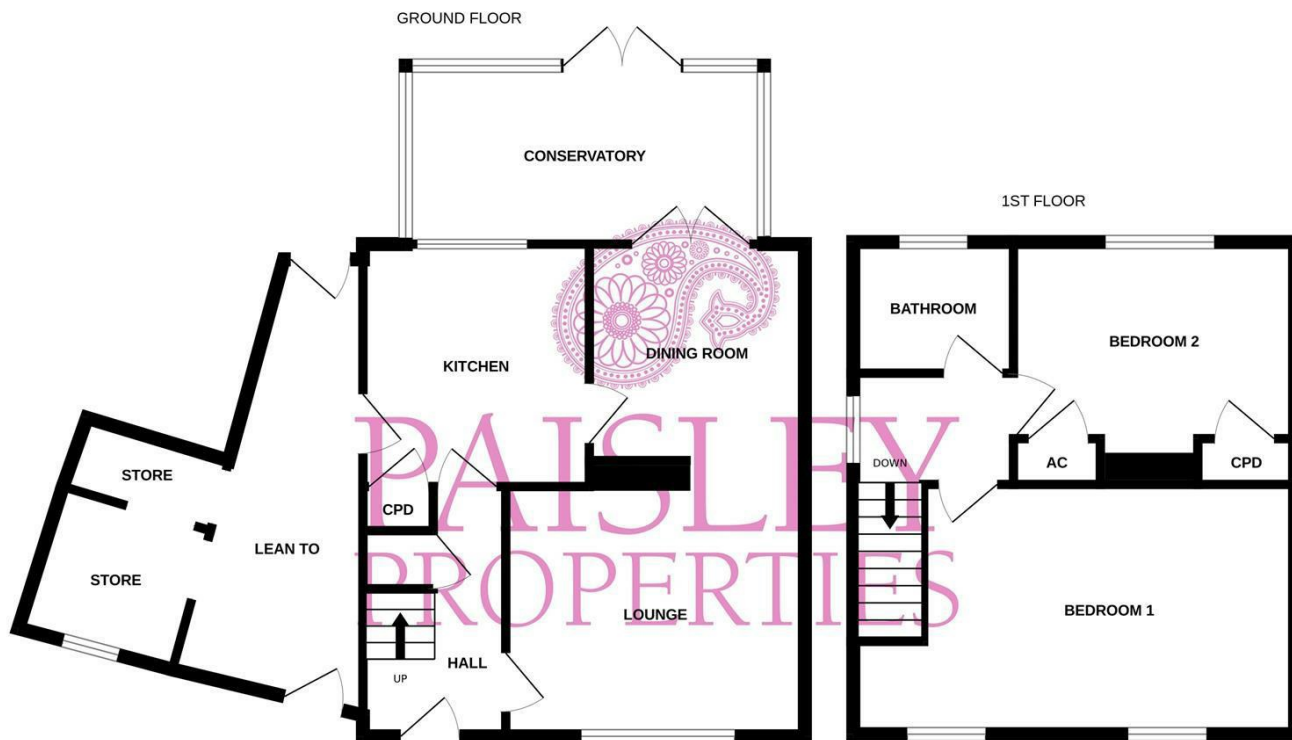
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

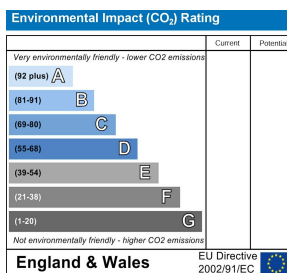
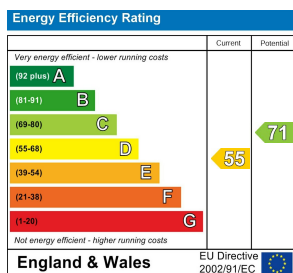
SURVEY TEXT

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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