



POSITIONED ON A PEACEFUL CUL DE SAC IN ALMONDBURY VILLAGE IS THIS WELL PRESENTED FOUR BEDROOM TOWNHOUSE WHICH BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, REAR GARDEN, DRIVEWAY AND VISITOR PARKING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a part glazed timber door into the welcoming entrance hallway which has plenty of space to remove outdoor clothing and for freestanding storage. Laminate flooring flows underfoot and doors lead through to the dining kitchen and the dining room. A staircase with timber balustrade ascends to the first floor landing.

DINING KITCHEN 15'7" max x 11'11" max



This attractive dining kitchen is fitted with white gloss wall and base units, contrasting roll top work surfaces, metro tile splash backs and a one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor fan over, dishwasher and a fridge freezer. There is plenty of room for a dining table and chairs or freestanding furniture if required. A window and patio doors allow natural light to flood the room and give access to the garden. Laminate flooring completes the room and a doors lead to the ground floor W.C and back to the entrance hallway..



DINING ROOM 13'8" apx x 9'0" apx



Currently used as a formal dining room, this versatile room could lend itself as a home office/sitting room or an occasional bedroom. There is ample room for freestanding furniture and a window overlooks the driveway. Doors lead to a utility space and back to the entrance hallway.

UTILITY SPACE 3'11" apx x 9'2" apx

Accessed from the dining room, this useful room allows storage for household items, plumbing for a washing machine, space for a condenser dryer, and extra fridge or freezer space if desired.

GROUND FLOOR W.C 6'9" apx x 2'5" apx

Positioned off the kitchen is a handy ground floor W.C which comprises of a pedestal hand wash basin, low level W.C and tile flooring underfoot.

FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to the first floor landing, doors lead to the living room and bedroom one with ensuite shower room. A staircase with timber balustrade rises to the second floor.

LIVING ROOM 14'4" max x 15'8" max



Spanning the rear of the property, this nicely presented living room has ample space for freestanding furniture. A window and a Juliette balcony lets in an abundance of light and overlooks the rear garden. A door leads back to the landing.

BEDROOM ONE 15'8" max x 9'6" max



Situated to the front of the property, this generously sized double bedroom has space for freestanding furniture and is bursting with natural light courtesy of the front facing window and Juliette balcony window. The room is decorated in neutral tones and doors lead through to the en-suite shower room and landing.

EN SUITE SHOWER ROOM 8'9" apx x 5'8" apx



Fitted with a three piece white suite including a double shower cubicle with glass screen, pedestal hand wash basin and low level W.C. The room is partially tiled with complementary tile flooring underfoot, has a chrome towel radiator and a door leads to bedroom one.

SECOND FLOOR LANDING

Stairs ascend from the first floor to the second floor landing which has a storage cupboard housing the property's hot water tank and boiler. A hatch provides access into the loft space and doors lead to the three bedrooms and the family bathroom.

BEDROOM TWO 14'6" max x 8'7" max

A spacious double bedroom located to the rear of the property with pleasant garden views through its window. The room has plenty of space for freestanding furniture and a door leads through to the landing.

BEDROOM THREE 15'8" max x 8'9" max

Another good size double bedroom positioned to the front of the property, having space for freestanding furniture and a window with a view of the cul de sac below and far reaching views beyond. A door leads through to the landing.

BEDROOM FOUR 9'0" max x 6'8" max



Currently used as a home office and positioned to the rear of the property, this single bedroom has space for freestanding furniture and a Velux window. A door leads through to the landing.

FAMILY BATHROOM 8'7" apx x 6'4" apx



Located within easy reach of all the second floor bedrooms this well equipped house bathroom is fitted with a white three piece suite which comprises a bath with shower over and glass screen, low level W.C and a pedestal hand wash basin with mixer tap over. The room is partially tiled, has a chrome towel radiator, tile flooring underfoot and a door leads through to the landing.

REAR GARDEN



To the rear of the property there is a fence enclosed garden which has a paved area ideal for outdoor dining and a well maintained lawn with flower bed borders and plenty of space for garden furniture.

EXTERNAL FRONT AND DRIVEWAY



To the front of the property is a double driveway with parking for two vehicles and access to visitor parking.

***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 C

PROPERTY CONSTRUCTION:

Stone

PARKING:

Driveway and visitor parking.

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

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.

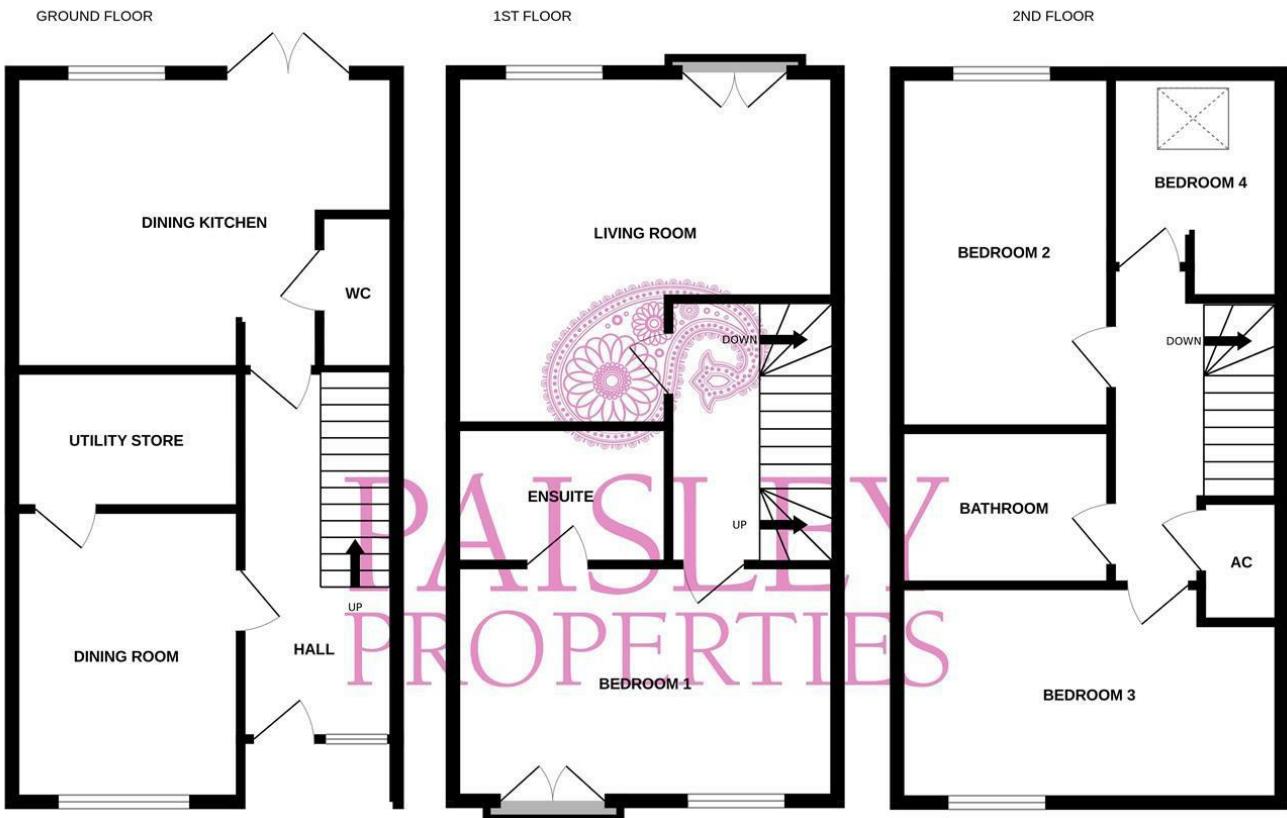
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

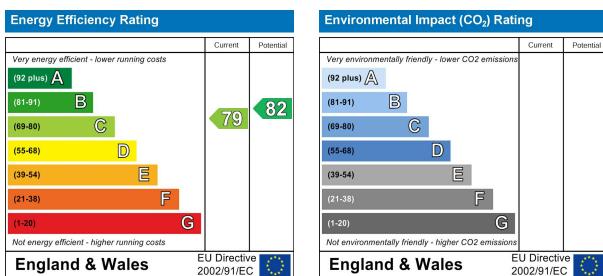
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Maplewell Office:
4 Blacker Road,
Maplewell, S75 6BW
t: 01226 395404

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