

12 Benomley Crescent,  
Almondbury HD5 8LU

OFFERS AROUND  
£257,500



BEAUTIFULLY PRESENTED THROUGHOUT AND POSITIONED IN A SOUGHT AFTER LOCATION IS THIS THREE BEDROOM SEMI DETACHED FAMILY HOME WITH SPACIOUS LIVING ACCOMMODATION, WELL MAINTAINED REAR GARDEN AND BLOCK PAVED DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a composite door into a welcoming entrance hallway which has laminate flooring underfoot, space for freestanding furniture, quirky inset shelving and doorways lead to the lounge, dining kitchen and a staircase ascends to the first floor landing.



## LOUNGE 13'9" x 12'2" max

Positioned at the front of the property is this good sized reception room with a fantastic bay window which gives a pleasant outlook up and down the street and allows lots of natural light to flood the room. There are alcoves to either side of the chimney breast ideal for shelving or storage, space for freestanding furniture, picture rails and a doorway leads though to the entrance hallway.



## DINING KITCHEN 19'0" x 17'11" max

This superb open plan dining kitchen is the perfect place for entertaining family and friends. The kitchen is fitted with pale grey wall and base units. complimentary work surfaces with matching up stands and a composite sink and drainer with mixer tap over. There are integrated appliances which include an electric oven and four ring electric hob with extractor fan above, fridge, freezer and slimline dishwasher. There is plumbing for a washing machine and a handy pantry provides storage for household items. The dining area has ample room for a family dining table and chairs, two alcoves and an inset decorative fireplace. There is an abundance of natural light courtesy of the rear patio doors, which over look and open onto the garden, spotlights to the ceiling and laminate flooring completes the room. A door leads back through to the entrance hall.



## FIRST FLOOR LANDING

Stairs ascend from the entrance hall to a quarter landing which has a side aspect window, space for freestanding storage and doors lead through to three good size bedrooms and the house bathroom. A hatch provides access to the loft.



### **BEDROOM ONE 12'4" x 12'0" max**

Located at the front of the property is this generous sized and neutrally decorated double bedroom with a bay window which floods the room with natural light and gives an elevated view of the street scene below. The room has a feature panelled wall, ample room for freestanding furniture, a bank of fitted wardrobes and a door leads to the landing.



### **BEDROOM TWO 14'9" x 8'8" max**

Another spacious double bedroom positioned at the rear of the property with lovely garden views. There is ample space for bedroom furniture and a door leads to the landing.



### **BEDROOM THREE 9'1" x 6'11" max**

Located at the rear of the property is this bright small double bedroom which has space for bedroom furniture and also houses the boiler. A door leads to the landing.



### **BATHROOM 6'1" x 5'4" max**

This stylish bathroom is fitted with a three-piece suite, including a bath with waterfall shower and glass screen, wall hung hand wash basin with mixer tap and a low level W.C. The room has a chrome heated towel radiator, is partially tiled with complimentary tile flooring underfoot and has spotlighting to the ceiling. A side obscure window allows light to flow through and a door leads to the landing.



### **REAR GARDEN**

Accessed through patio doors from the dining kitchen or through a timber gate off the drive is this beautifully maintained, hedge and fence enclosed garden which has an Indian Sandstone patio ideal for outdoor dining and an artificial lawn with pebbled borders which has ample space for garden furniture.



### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

To the front of the property is a well maintained block paved driveway with parking for multiple vehicles, leading to a detached garage ideal for storage, has timber doors, light and power. A timber gate gives access to the rear garden.



## **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. \*

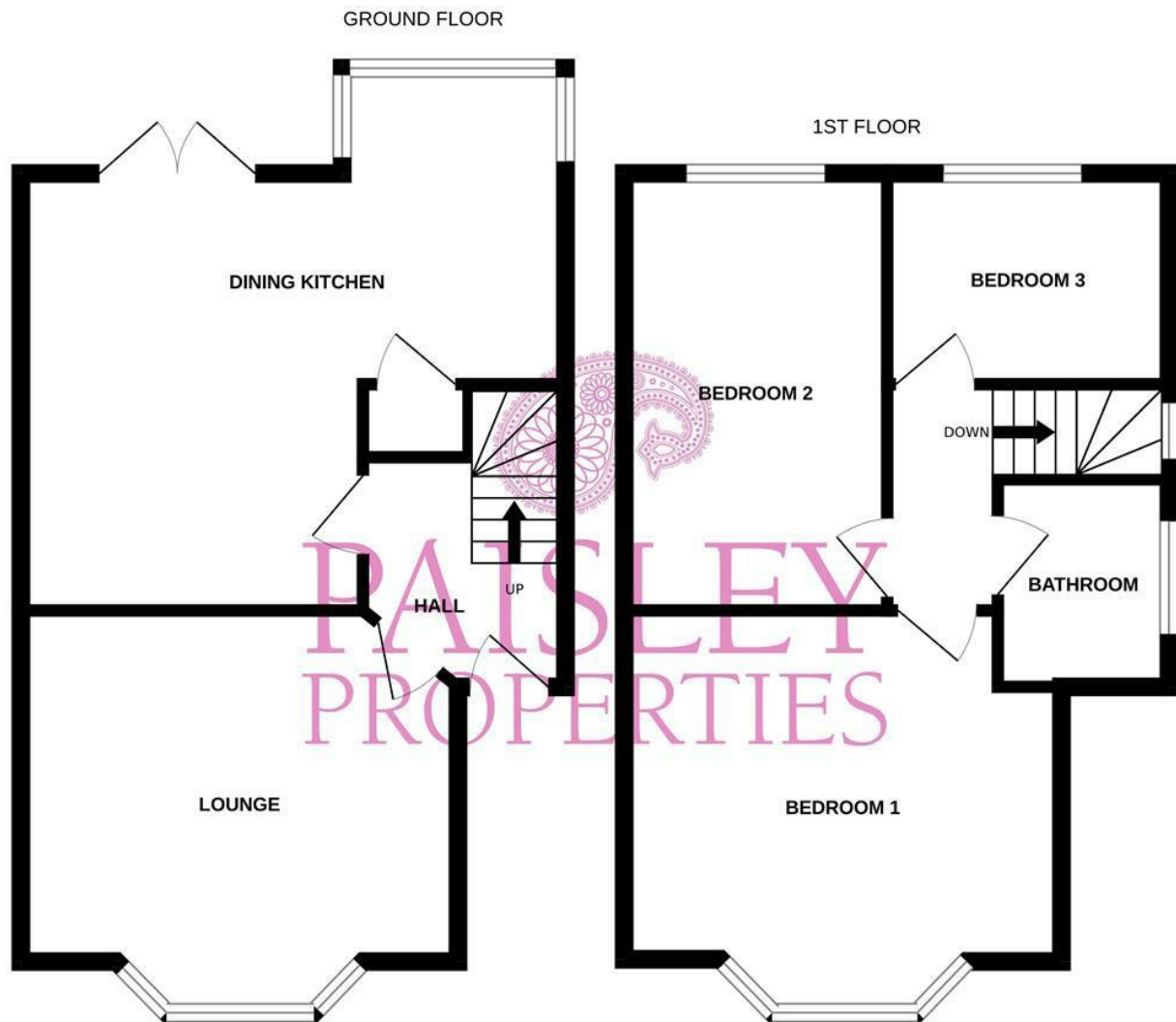
## **PAISLEY**

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.

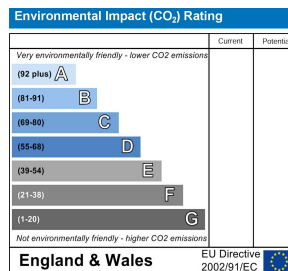
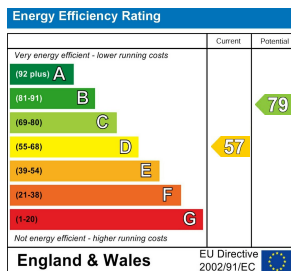
## **SURVEY TEXT**

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](mailto: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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