

Stoneleigh, 79a Huddersfield
Road,

£260,000



THIS STONE BUILT DETACHED THREE BEDROOM BUNGALOW OFFERS SPACIOUS ACCOMMODATION AND IS BURSTING WITH POTENTIAL. IT BENEFITS FROM OFF ROAD PARKING AND A LARGE LOW MAINTENANCE REAR GARDEN. IT NEEDS TO BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

FREEHOLD / COUNCIL TAX BAND: D / ENERGY RATING: D

PAISLEY
PROPERTIES

PORCH 5'6" x 3'11"

You enter the property through a double set of glazed timber doors into the porch which is beautifully light courtesy of a stunning arched window to the front. There is ample space to remove and store coats and shoes before entering the property. There are practical terracotta tiles underfoot. A secure door offers access to the hallway.

HALLWAY 4'2" x 13'2" max

This downstairs hallway has practical wood effect laminate flooring underfoot. Doors lead to the two ground floor bedrooms, bathroom, kitchen, lounge and porch.

**LOUNGE 12'9" x 16'4" max**

This spacious, light and airy lounge has a front facing window flooding it with natural light, It has a living flame gas fire in a white surround with a marble hearth as a focal point. There is ample space to accommodate lounge furniture and a spindled wooden staircase ascends to the first floor. A glazed door leads to the hallway.



DINING KITCHEN 9'8" x 15'4" max

Positioned to the rear of the property with two windows looking out onto the rear garden, this good sized dining kitchen is fitted with timber base and wall units, roll top cream worktops, tiled splashbacks and a double stainless steel sink with mixer tap. Cooking facilities comprise of an electric oven and gas hob with stainless steel extractor fan over. There is space for a tall fridge freezer. There is room to accommodate a good sized dining table to one end. LVT wood effect flooring completes the look. Doors lead to the utility room and hallway.

**UTILITY ROOM 9'8" x 5'2" max**

This useful utility room has a large side facing window allowing natural light to enter. It is fitted with base units, cream marble effect worktops and a stainless steel sink. There is plumbing for a washing machine and space for other under counter appliances. The property's central heating boiler is located in here. There is wood effect LVT flooring underfoot. An exterior timber door leads to the rear garden and a glazed internal door leads to the kitchen.

BEDROOM ONE 13'1" x 11'4" max

This generous double bedroom can be found to the rear of the property and has a large window overlooking the rear garden. There is an abundance of space for freestanding bedroom furniture. A door leads into the hallway.



BEDROOM TWO 10'2" x 11'4" max

Neutrally decorated, this second double bedroom has a front facing window allowing natural light to enter. There is ample space to accommodate freestanding bedroom furniture. A door leads into the hallway.



BATHROOM 5'5" x 11'4" max

This modern bathroom is fitted with a white low level WC, a cream pedestal wash basin and matching bath with thermostatic shower over. The room is partially tiled and there is vinyl flooring underfoot. There is a large cupboard offering storage for towels and bathroom essentials. An obscure window allows natural light to enter. A door leads into the hallway.



FIRST FLOOR LANDING / STUDY AREA 6'1" x 9'1" max

A carpeted staircase with a wooden balustrade ascends from the lounge to the first floor landing which is of a generous size and is used by the current owners as a study / home office. There are built in cupboards in the eaves for storage and a velux skylight allows natural light to flood in.. The property's hot water boiler is situated here. A door leads into the en-suite bathroom.



EN-SUITE BATHROOM 8'2" x 4'9" max

This contemporary en-suite bathroom is fitted with a white three piece suite comprising of a low level W.C., a wall mounted wash basin and bath, There are spotlights to the sloped ceiling and a velux window allows light to flood in. The room is partially tiled with pale grey tiles and there is carpet underfoot. An archway leads through to the third bedroom and a door leads onto the first floor landing.



BEDROOM THREE 11'4" x 9'10" max

Nestled into the eaves with sloping ceilings, beams, spotlights and a velux skylight this double bedroom benefits from having en-suite facilities and built in storage cupboards. It is neutrally decorated and is lovely and light. An archway leads through to the en-suite bathroom.



GARDENS & PARKING

The property has low maintenance gardens to both the front and rear. The rear garden is of a good size and has artificial turf, a patio area and a barked area. To the side of the property is a driveway, which 79a has a right of way over, and this leads to a car port where there is parking for multiple vehicles.





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 D

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Off road parking

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alternations to the property. 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

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.

AGENTS 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.

PAISLEY PROPERTIES

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.

PAISLEY MORTGAGES

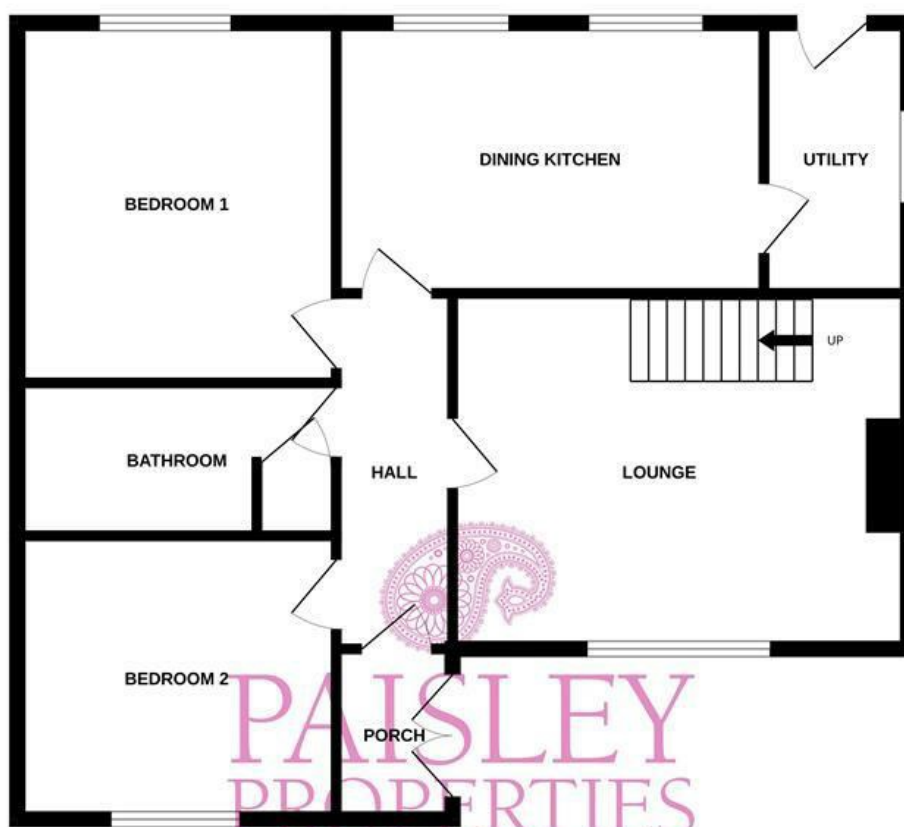
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact 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. *

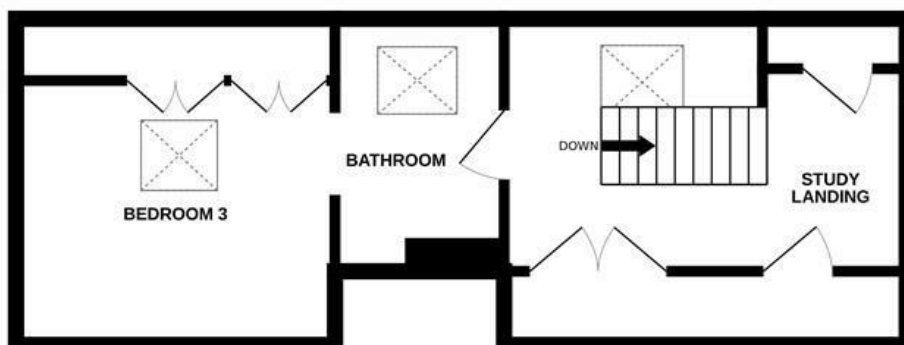
PAISLEY SURVEYORS

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.

GROUND FLOOR



1ST FLOOR



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	EU Directive 2002/91/EC	81

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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