

18 Oakland Court,
Highburton HD8 0XF

OFFERS AROUND
£280,000



NESTLED ON A PEACEFUL CUL DE SAC IN THE DESIRABLE VILLAGE OF HIGHBURTON IS THIS WELL MAINTAINED THREE BEDROOM SEMI DETACHED FAMILY HOME WHICH BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, LOVELY GARDENS, DRIVEWAY FOR MULTIPLE VEHICLES AND DETACHED GARAGE.

FREEHOLD / COUNCIL TAX C / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into a welcoming entrance hallway, a side window brightens the space and there is room to remove and store coats and shoes. A staircase with a timber balustrade ascends to the first floor landing and doors lead through to the lounge and dining kitchen.

LOUNGE 13'6" x 11'10" max

Positioned to the front of the property and flooded with natural light, this neutrally decorated lounge has a wall mounted electric fire and an abundance of space to accommodate lounge furniture. A bay window gives a lovely view over the peaceful cul de sac and double doors open to the dining kitchen.



DINING KITCHEN 17'10" x 11'1" max

This attractive open plan dining kitchen really is the heart of the home, boasting views over the rear garden. The kitchen itself is fitted with timber wall and base units, contrasting marble work surfaces and a stainless steel sink with mixer tap over. Integrated appliances include a Fisher and Paykel double oven with six ring gas hob and double extractor above. There is space for a freestanding fridge freezer and plumbing for a dishwasher. A wonderful central storage island provides additional space to entertain and dine and tile flooring completes the look. An understairs storage cupboard has plumbing for a washing machine, an external door leads to the side of the property, a door leads through to the hallway, double doors open to the lounge and an opening flows through to the conservatory.





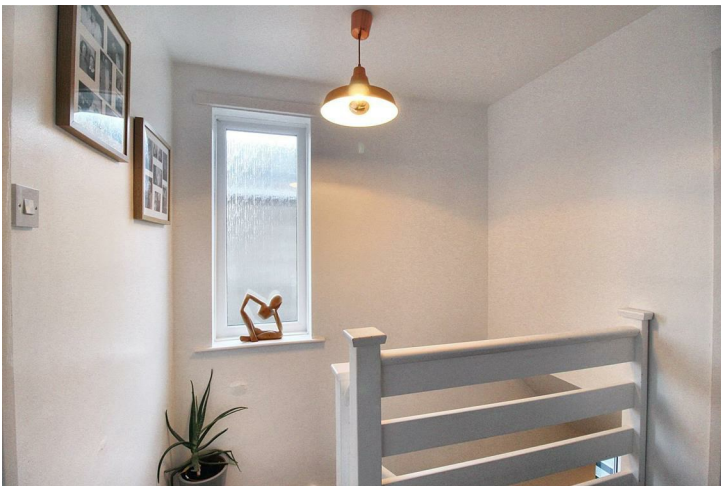
CONSERVATORY 11'1" x 10'7" max

Flooded with light and accessed through an opening from the dining kitchen is this great addition to the home providing extra space to dine, entertain or to relax. Patio door opens out to the rear garden.



FIRST FLOOR LANDING

A staircase ascends from the entrance hallway to the bright first floor landing courtesy of a side facing window. There is a hatch with pull down timber ladders allowing access to the loft and doors lead through to the three bedrooms and house bathroom.



BEDROOM ONE 12'5" x 10'7" max

This generous sized double bedroom positioned to the front of the house is neutrally decorated and has ample space for freestanding furniture. A large window gives views over the cul de sac below and a door leads onto the landing.



BEDROOM TWO 12'5" x 10'7" max

This charming second double bedroom can be found to the rear of the property and has a window overlooking the garden below, ample room to accommodate freestanding bedroom furniture, a storage cupboard housing the boiler and a door leads onto the landing.



BEDROOM THREE 8'7" x 7'0" max

This good sized single bedroom is L-shaped and has a built in cupboard over the stairs bulkhead. It has a front facing window and a door leads onto the landing.



HOUSE BATHROOM 8'7" x 6'10" max

This stylish bathroom is fitted with a three piece white suite, including a bath with waterfall shower and glass screen, a generous size vanity hand wash basin with mixer tap over and a low level W.C. The room is partially tiled with complimentary vinyl flooring, a large obscure window, wall storage and a heated towel radiator. A door leads onto the first floor landing.



REAR GARDEN

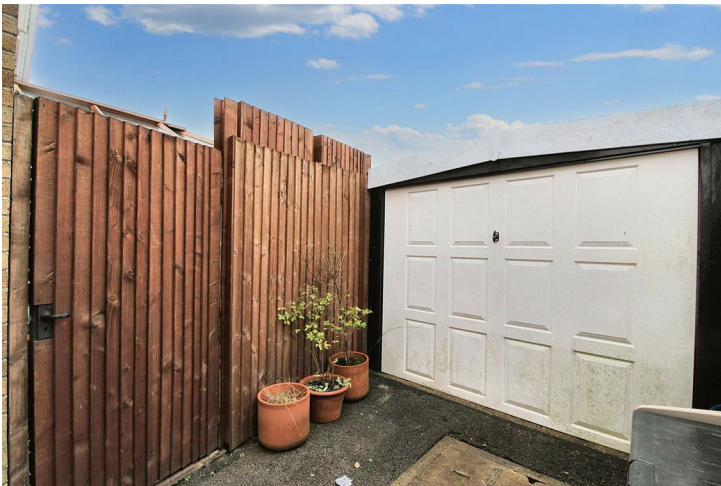
To the rear of the property is a recently upgraded and beautifully landscaped, fence enclosed garden which offers a range of spaces to enjoy. An Indian sandstone patio provides space for outdoor dining, an artificial lawn has space for garden furniture and established raised flowerbeds with lighting. To the rear of the garden is a barbecue area with ample power points and an outside water tap. A timber gate leads through to the driveway.





EXTERNAL FRONT GARAGE AND DRIVEWAY

To the front of the property is a well maintained open lawn garden with planted borders, a driveway to the front provides parking for two cars and through double gates to the side of the property is a further driveway which leads to a detached garage with light and power and an up and over door.





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.

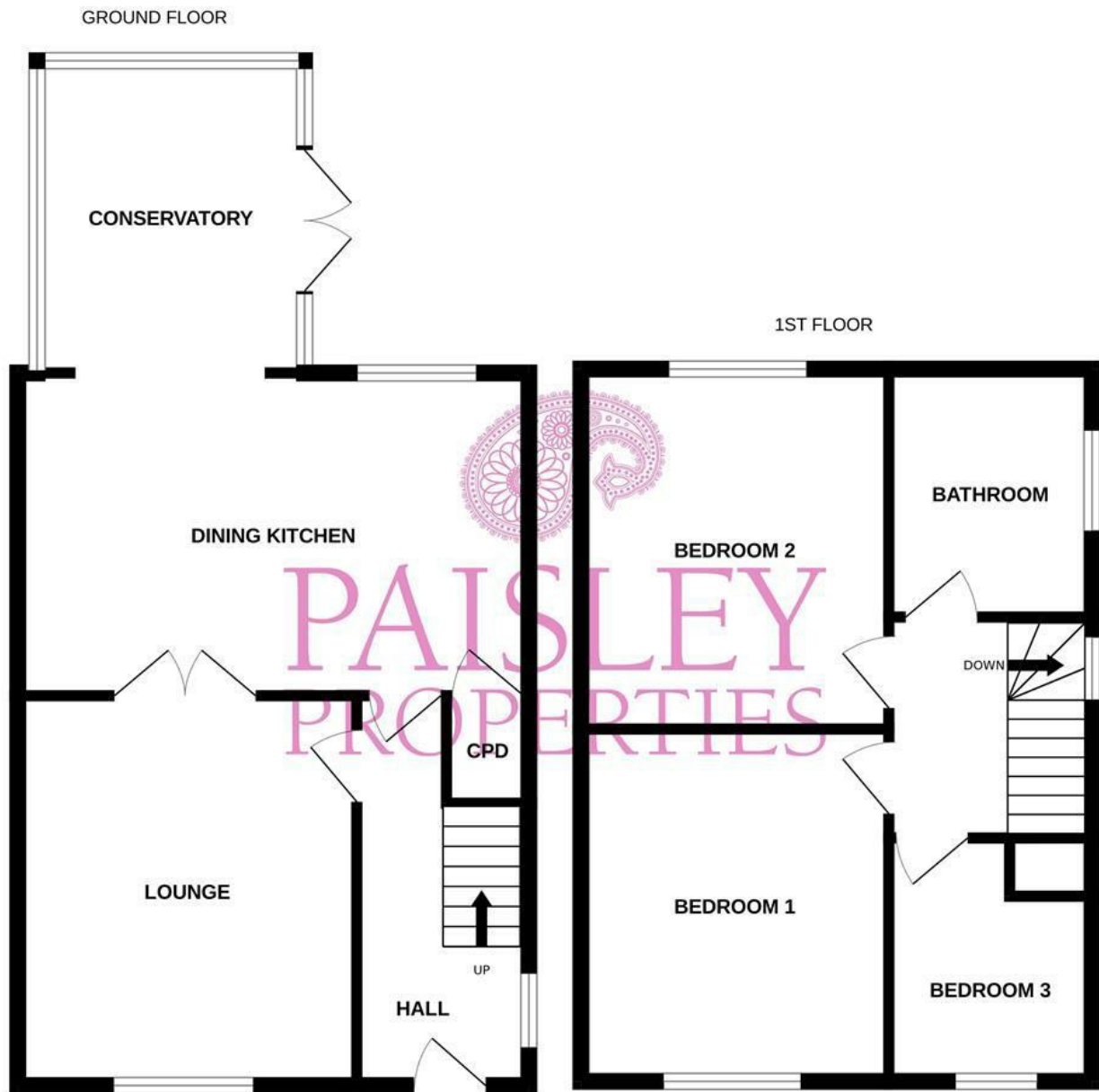
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

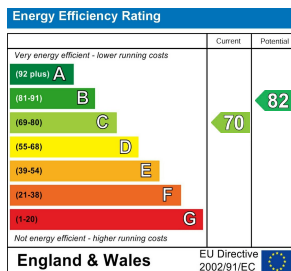
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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