

5 Highfield Avenue,  
Birdsedge HD8 8XT

OFFERS AROUND  
£300,000



\*\*\*NO ONWARD CHAIN\*\*\* BURSTING WITH POTENTIAL, THIS THREE BEDROOM EXTENDED DETACHED BUNGALOW HAS SPACIOUS ROOM SIZES SITTING ON A GOOD SIZE PLOT WITH A WRAP AROUND GARDEN, CAR PORT AND DRIVEWAY PARKING. FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY  
PROPERTIES

### **PORCH 11'4" x 4'1" max**

You enter the property through a white uPVC door into a glazed porch which is light and airy and offers the perfect space to remove shoes and outdoor clothing on arrival. There are cupboards for storage, practical tile effect laminate flooring underfoot, spotlights to the ceiling and an electric heater. A window looks into the kitchen and a door leads through to the same.



### **KITCHEN 11'8" x 12'3" max**

Flooded with natural light from a front facing window which looks out into the porch, this modern kitchen is fitted with dark wood base and wall units with contrasting marble effect laminate worktops, beige tiled splashbacks and a stainless steel one and a half bowl sink. Appliances include a freestanding gas cooker, an integrated electric oven, dishwasher and an integrated under counter fridge. There is a breakfast bar offering an informal dining solution. Dark wood laminate flooring runs underfoot. The kitchen opens up into the lounge, a glass door leads into the hallway and a door leads to the porch.



### **LOUNGE / SUN ROOM 10'11" x 19'6" max**

Just flooded with natural light from the sun room extension to the front, this large lounge has ample space to accommodate furniture and has a gas living flame gas fire on a tiled hearth as a focal point. One wall has teak panels adding interest and there are wall lights and a central fitting. There is neutral carpet underfoot and décor to match. A large opening extends to the kitchen and a set of bifold timber doors allow the sun room to be closed off.



**HALLWAY 10'11" x 4'5" max**

With practical dark wood laminate flooring underfoot and good sized cupboards for linen and household items this spacious hallway has doors leading to the three bedrooms and the house bathroom.

**BEDROOM ONE 14'0" x 11'10" max**

Located to the rear of the property with a large window looking out into the extension, this generous double bedroom benefits from timber sliding wardrobes to one wall. There is carpet underfoot and neutral décor. A door leads to the hallway.



**BEDROOM TWO 9'8" x 12'11" max**

This second bedroom is located towards the rear of the property and is fitted with a range of white fitted wardrobes. There is ample space for freestanding bedroom furniture. Doors lead to the rear garden room extension, utility room and hallway.



**GARDEN ROOM / EXTENSION 9'10" x 19'9" max**

Offering lovely garden views from its large windows, this flat roof extension has built in storage and offers a really versatile space. There is neutral carpet underfoot. A door leads into the second bedroom.



**UTILITY ROOM 5'11" x 6'8" max**

The utility room is handily located with access to the rear garden through a glazed stable type uPVC door. There is plumbing and space for a washing machine and tumble dryer. There is an electric panel heater to one wall. Internal doors lead to the bedroom and shower room.



### **SHOWER ROOM 6'11" x 7'2" max**

This contemporary shower room is fitted with a white vanity suite incorporating a low level W.C., hand wash basin and cupboards for storage with an attractive duck egg blue worktop. A square shower enclosure is equipped with an electric shower. There are aqua marble tiles to the wall and white ceramic tiles underfoot. Spotlights to the ceiling and an electric heater complete the room. A door leads to the utility room.



### **BEDROOM THREE 8'2" x 11'0" max**

Positioned to the side of the property with a window overlooking the side garden, this third bedroom could accommodate a double bed and benefits from sliding wardrobes to one wall. A door leads to the hallway.



### **HOUSE BATHROOM 7'10" x 5'4" max**

This house bathroom benefits from natural light from a high level dormer window. It is fitted with a cream three piece bathroom suite comprising a pedestal handwash basin, low level W.C. and a bath. Wood effect ceramic tiles adorn the floor and there are cream tiles with lakeside scenes to the walls. A door leads to the hallway.



## **GARDENS**

A beautifully presented wrap around garden starts at the front with a well manicured lawn area with planted borders to the perimeter where there are established plants and shrubs, this continues around to the side of the property and eventually opens out to the back garden which has been used for growing produce and is planted with fruit trees and shrubs. A shed offers storage for garden equipment and there are water butts and compost bins, fabulous for the budding gardener.





### **FRONT & PARKING**

A driveway to the front leads to a car port where there are cupboards housing the property's boiler and meters. A secure passageway gives access to the rear garden and provides further storage.



## **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: Timber frame 1965

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

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. 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.

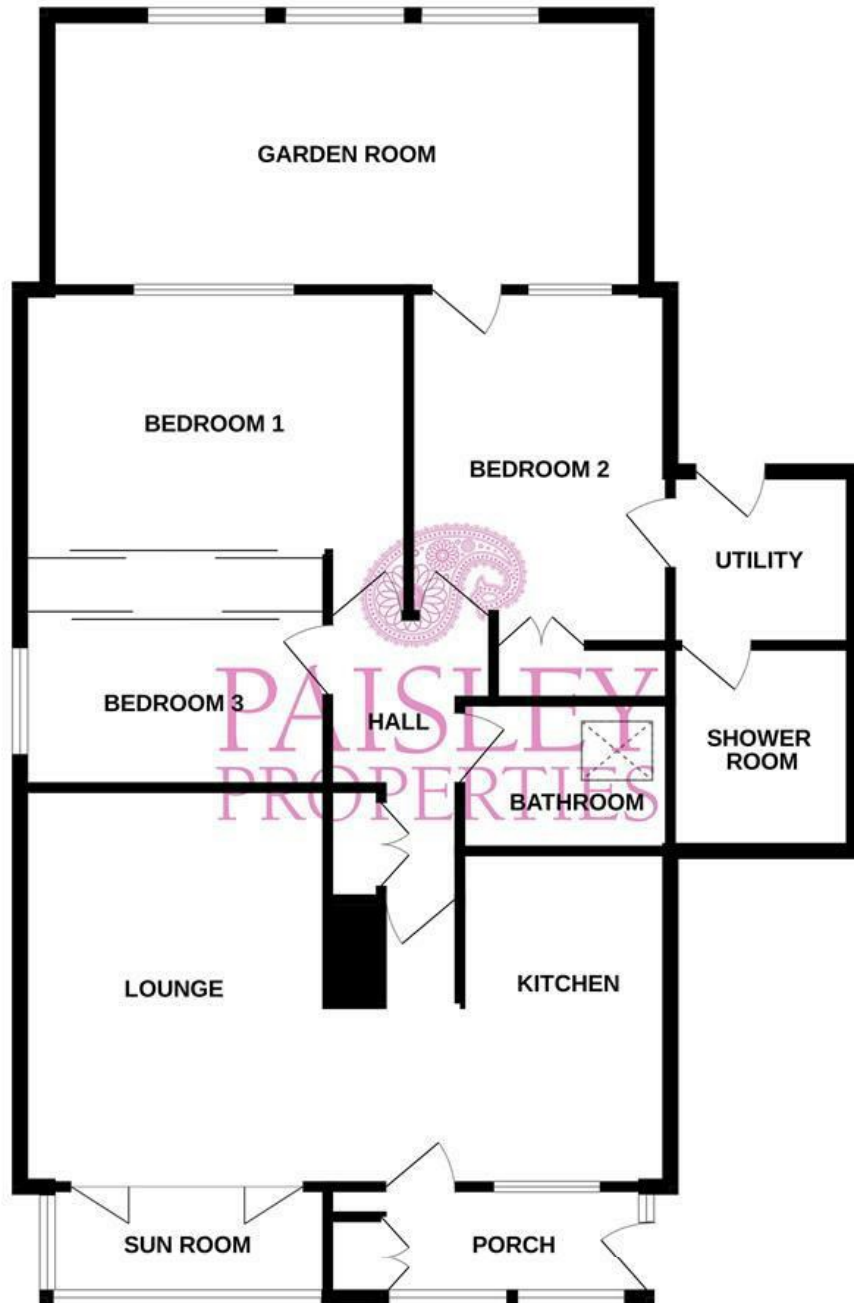
## **PAISLEY MORTGAGES**

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 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

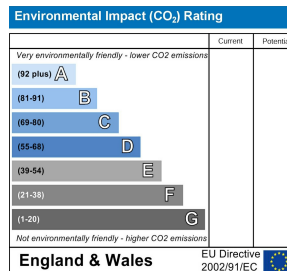
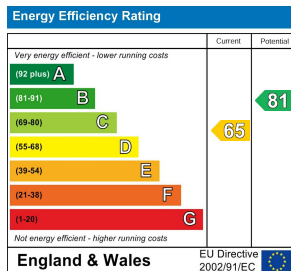
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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](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.  
 Made with Metropix ©2024



[www.paisleyproperties.co.uk](http://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

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

