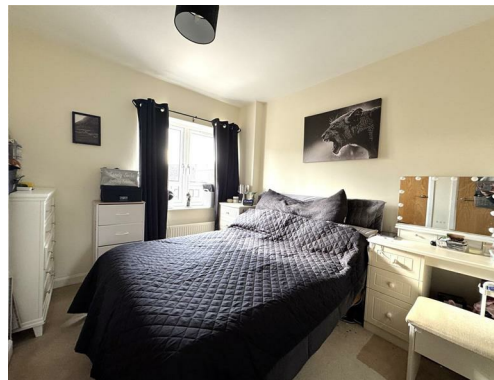


11 The Bridges,  
Thongsbridge HD9 7FE

OFFERS AROUND  
£365,000



OFFERING SPACIOUS ACCOMMODATION OVER THREE FLOORS, THIS FABULOUS THREE/FOUR BEDROOM TOWNHOUSE IS NEUTRALLY DECORATED AND BOASTS AN INTEGRAL GARAGE, AND A PRIVATE ENCLOSED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING B

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 14'10" x 7'9" max**

You enter the property through a composite door into a bright and welcoming entrance hallway which has practical wood effect laminate flooring underfoot and ample space for storing outdoor clothing and footwear on arrival. Large windows to the front of the property allow natural light to flood in, a staircase leads to the first floor and doors lead to the integral garage, downstairs W.C. and family room.

### **DOWNSTAIRS W.C. 2'11" x 5'9" max**

This contemporary guest W.C. has a white low level W.C. and a matching wall mounted vanity unit with integrated wash basin with mixer tap and mosaic tiled splashback. Cream ceramic floor tiles run underfoot and spotlights complete the room. A door leads to the entrance hallway.



### **FAMILY ROOM / DOWNSTAIRS BEDROOM 17'5" x 17'7" max**

Spanning the rear of the property and having French doors and a window both looking into the garden, this fabulous neutrally decorated versatile room has a large understairs cupboard for storing household items. It could make a perfect playroom, snug or a ground floor bedroom. A door leads to the entrance hallway.



### **FIRST FLOOR LANDING 10'10" x 2'11" max**

A carpeted staircase ascends from the entrance hallway to the first floor landing which extends the a second flight of stairs and has a door leading to the living room.

### **LIVING ROOM 17'5" x 23'5"**

Flooded with natural light from the large windows overlooking the quiet cul de sac this L-shaped neutrally decorated living room has practical wood effect laminate flooring underfoot and ample room to accommodate lounge furniture, the current owner has a portion of the space as a home office too. Double doors open to the dining kitchen creating a fabulous entertaining space. A door leads to the landing.



### **DINING KITCHEN 9'11" x 17'6" max**

Positioned to the rear of the property with large windows allowing natural light to cascade in and offering views of the rear garden, this modern dining kitchen is fitted with cream gloss base and wall units, black laminate roll top worktops, a stainless steel one and a half bowl sink and drainer with mixer tap over. Cooking facilities comprise of an electric fan oven and a gas hob with a stainless steel canopy hood extractor over. Integrated appliances include a tall fridge freezer and a dishwasher. A breakfast bar provides an informal dining solution and there is an abundance of space to accommodate a large dining table. Wood effect laminate flooring runs underfoot and spotlights to the ceiling complete the room. A set of double doors with glazed panels open to the living room.



### **SECOND FLOOR LANDING**

A second staircase, with a side facing window allowing natural light to flood in, ascends from the first floor landing to the second floor landing which has a hatch allowing access to the loft and doors leading to the three bedrooms and house bathroom.

### **BEDROOM ONE 10'6" x 8'7" max**

Located to the front of the property this double bedroom is neutrally decorated and benefits from two built in wardrobes offering excellent storage arrangements. Doors lead to the ensuite shower room and landing.



### **ENSUITE 5'10" x 5'2" max**

This contemporary shower room is fitted with a white suite comprising of a wall mounted hand wash basin with mixer tap and a low level W.C. alongside a walk in quadrant shower enclosure equipped with a thermostatic mixer shower. The room is partially tiled with pale grey tiles and darker grey ceramic floor tiles run underfoot. Spotlights to the ceiling and a chrome heated towel radiator complete the room. A high level obscure window allows natural light to enter and a door leads to the bedroom.



### **BEDROOM TWO 8'6" x 10'0" max**

This double bedroom sits to the rear of the property with a window overlooking the garden. It has neutral décor and benefits from a built in wardrobe with a concertina door. A door leads to the landing.



### **BEDROOM THREE 8'6" x 9'11" max**

Again located to the rear of the property with a window overlooking the garden, this third double bedroom also benefits from a built in wardrobe with a concertina door and has neutral décor too. A door leads to the landing.



### **FAMILY BATHROOM 7'3" x 12'9" max**

This contemporary L-shaped bathroom is fitted with a three piece white suite comprising of a low level W.C., a wall mounted hand wash basin with mixer tap, a bath with a mixer tap and a separate walk in shower enclosure which is equipped with a thermostatic mixer shower. The room is partially tiled with pale grey ceramic tiles and a darker shade of grey ceramic floor tiles run underfoot. A high level obscure window allows natural light to flood in. Spotlights to the ceiling and a chrome heated towel radiator complete the room. A door leads to the landing.



### **FRONT, PARKING & GARAGE 9'6" x 19'0" max**

To the front of the property is a walled garden which is laid to lawn and stretches round to the side where a gate leads to the rear garden. A driveway with parking for two vehicles leads to an integral garage which has an electric up and over door, light and power. Within the garage is a utility area with cupboards, laminate worktops, a stainless steel sink and drainer and space and plumbing for a washing machine and a tumble dryer.



### **REAR GARDEN**

To the rear of the property is a private enclosed garden which has a flagged patio area adjacent to the house perfect for al fresco dining, there is a decorative gravelled area and an impressive rockery providing a striking backdrop.



## **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: Garage and Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alterations 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 affected the property throughout our vendor's 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.

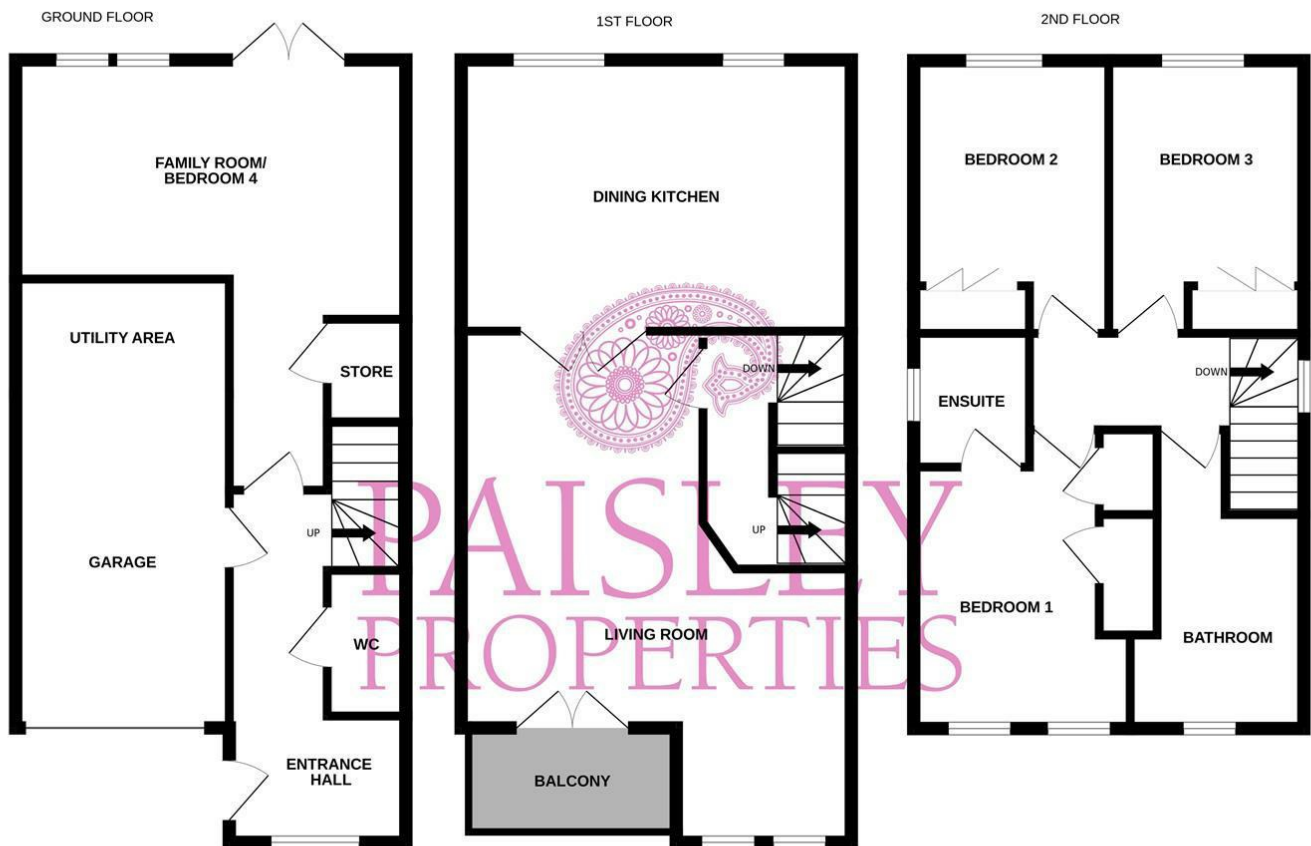
**PAISLEY MORTGAGES**

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.

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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus)	A	81	90	
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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