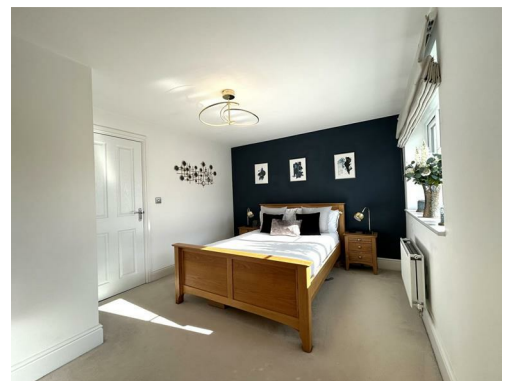


19 Herdwick Road,  
Flockton WF4 4FJ

OFFERS AROUND  
£294,000



ENJOYING BEAUTIFUL PICTURESQUE VIEWS, THIS STUNNING THREE BEDROOM SEMI DETACHED HOME BOASTS A MODERN DINING KITCHEN, SPACIOUS LIVING ACCOMMODATION, OFF ROAD PARKING, INTEGRAL SINGLE GARAGE AND RURAL VILLAGE LOCATION.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: B

PAISLEY  
PROPERTIES



**ENTRANCE HALLWAY 3'7" max x 5'6" max**

You enter the property through a part glazed composite door into this welcoming entrance hallway which has space to remove your coats and shoes on arrival. There is practical tiled flooring and a door opens to the lounge.

**LOUNGE 11'0" max x 15'0" max**

This cosy lounge has ample space for freestanding furniture and is tastefully decorated throughout. A front facing window overlooks the quiet cul-de-sac and doors lead to the entrance hall and inner hallway.

**INNER HALLWAY**

The inner hallway has doors to the WC, lounge and dining kitchen and stairs ascend to the first floor landing.

**DOWNSTAIRS WC 2'11" max x 4'11" max**

Fitted with a low level WC and pedestal hand wash basin, this room is partially tiled with grey wall tiles, there is tiled flooring and a heated towel rail. A door leads to the inner hallway.



### **DINING KITCHEN 19'6" max x 10'4" max**

Spanning the rear of the property, this impressive dining kitchen really is the heart of the home and the ideal place to sit and enjoy tasty meals with loved ones. The kitchen area is fitted with a range of light grey wall and base units, roll top work surfaces, white tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric double oven, four ring gas hob with extractor fan above, fridge freezer, dishwasher and there is space/plumbing for a washing machine and tumble drier. To one end of the room there is ample space for a dining table and chairs and patio doors open onto the rear garden. Spot lights and tiled flooring complete the space and a door leads to the inner hallway.





### **FIRST FLOOR LANDING**

Stairs ascend from the inner hallway to the first floor landing which has doors to the three bedrooms and house bathroom. A loft hatch provides access into the loft space which has potential to be converted subject to the necessary checks and consents.

### **BEDROOM ONE 10'4" max x 13'7" max**

Presented to a high standard, this wonderful double bedroom is bursting with natural light courtesy of the two large front facing windows. There is an abundance of space for freestanding items and door leads to the landing.



### **EN-SUITE 6'6" max x 5'7" max**

Located off the bedroom, this modern en-suite is fitted with a three piece white suite including a double shower cubicle, pedestal hand wash basin and low level WC. The walls are partially tiled with attractive light grey tiles, there is complimentary tiled flooring and a front facing obscure glazed window floods the room with light. A door leads to the bedroom.





### **BEDROOM TWO 11'10" max x 10'6" max**

Situated to the rear of the property with stunning views from its window, this fabulous double bedroom has plenty of space for furniture and is beautifully presented. A door leads to the landing.





### **BEDROOM THREE 8'5" max x 8'8" max**

Currently used as a wardrobe/dressing room, this good sized double bedroom enjoys the same countryside views as bedroom two and has a good amount of space for furniture. A door leads to the landing.



### **HOUSE BATHROOM 6'6" max x 6'9" max**

A stylish house bathroom fitted with a white three piece suite including a bath with shower over and glazed screen, pedestal hand wash basin and low level WC. The walls are partially tiled, there is tiled flooring and spot lights to the ceiling. A side facing obscure glazed window allows light into the room and a door leads to the landing.

### **REAR GARDEN**

To the rear of the property there is a charming enclosed garden which has a large patio adjoining the property allowing for al-fresco dining and entertaining. A few steps lead to a raised lawned area and further patio which are both neatly bordered with colourful flowers, shrubs and plants and the garden backs onto nearby fields therefore enjoying a good degree of privacy.







### FRONT, GARAGE AND PARKING

To the front of the property there is off road parking for two vehicles which sits in front of an integral single garage which has an up and over door, power and light. A garden path leads up to the front door and is bordered with pretty flowerbeds. A small patio allows space for patio furniture if required.

Garage measures 2.40m max x 4.87m max



### VIEWS

## **MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage / Driveway

RIGHTS AND RESTRICTIONS:  
N/A

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alternations 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 1000 Mbps

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.

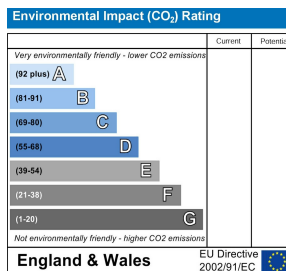
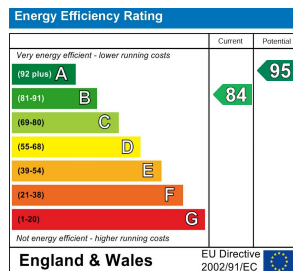
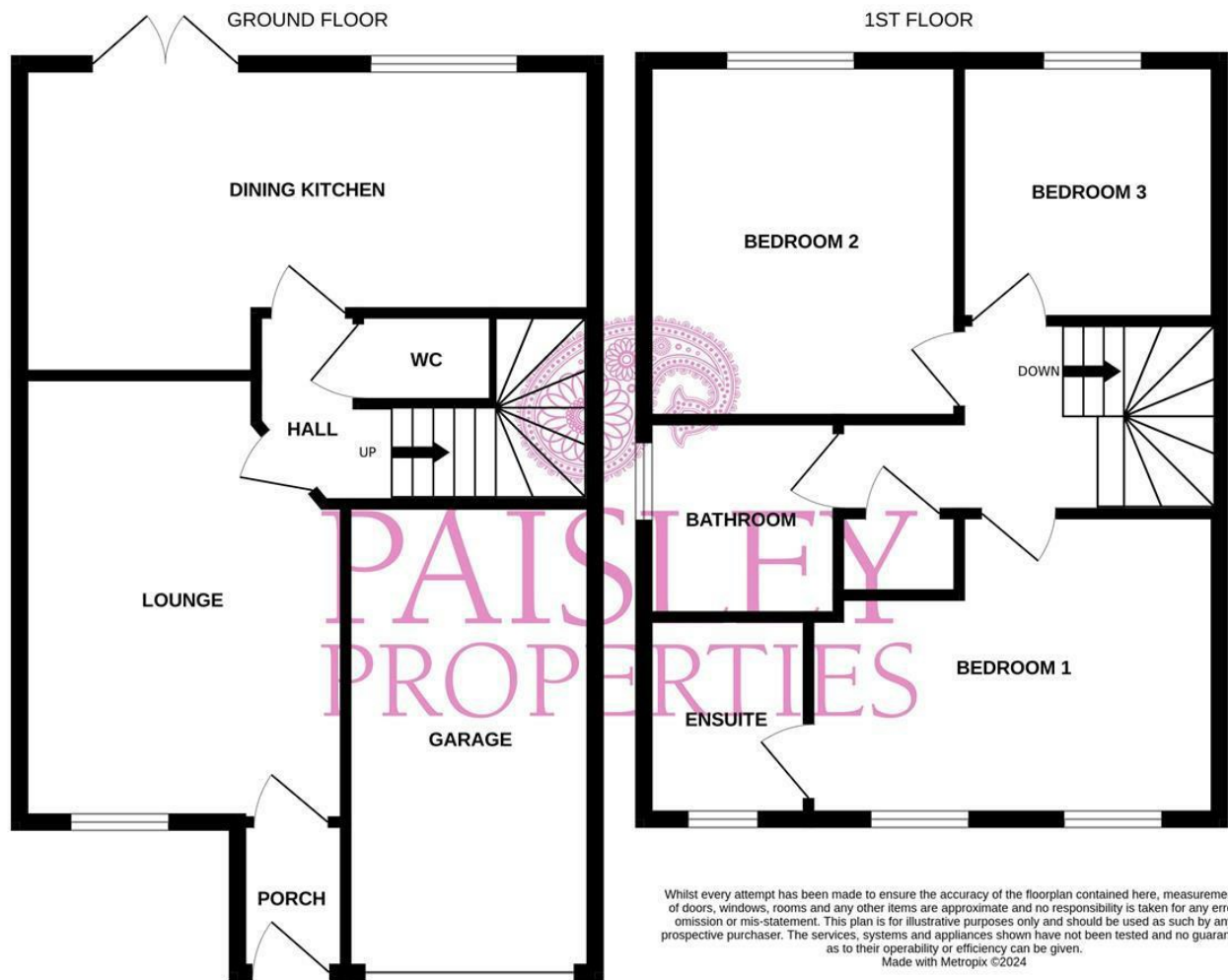
### **PAISLEY MORTGAGES**

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.



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