

2 Steeple Avenue,  
Grange Moor WF4 4TG

OFFERS AROUND  
£350,000



THIS NEATLY PRESENTED DECEPTIVELY SPACIOUS DETACHED THREE BEDROOM TRUE BUNGALOW SITS ON A GOOD SIZE PLOT WITH A PRIVATE REAR GARDEN, TWO GARAGES AND DRIVEWAY PARKING. IT ALSO BENEFITS FROM SOLAR PANELS.

FREEHOLD / TAX BAND: C / ENERGY RATING: B

PAISLEY  
PROPERTIES



### **ENTRANCE PORCH 5'5" apx x 4'0" apx max**

You enter the property through a white uPVC door into the entrance hallway which is light and airy and has space to remove coats and shoes on arrival. Beech effect laminate flooring runs underfoot, and there are spotlights to the ceiling. An opening leads through to a further hallway.

### **HALLWAY 5'2" x 4'1" max**

This hallway has built in cupboards for storage and storing linen. Again there is beech effect flooring underfoot and spotlights to the ceiling. Doorways lead to the porch and a further inner hallway.

### **INNER HALLWAY 2'9" apx wide x 4'7" apx one direction x 10'0" apx**

The inner hallway is L-shaped, has a hatch giving access to the loft and leads to the three bedrooms and bathroom in one direction and the lounge in the other.

### **LOUNGE 15'2" apx x 15'5" max**

This lovely unusually shaped large lounge is located to the front of the property with a bay window looking out to the front garden and quiet street. A gas fire in a marble hearth creates a focal point in the room and there is ample space for lounge furniture. Beech effect laminate flooring runs underfoot through into the dining kitchen which is accessed through a large opening. A door leads into the hallway.



### **DINING KITCHEN 17'8" apx x 13'3" apx max into bay**

Light and airy with a bay window to the dining area and a further window looking out to the side garden from the kitchen area, this modern kitchen is fitted with gloss white base and wall units with frosted glass wall units adding interest, black quartz effect laminate worktops, a black one and a half bowl composite sink and drainer with a chrome mixer tap and a combination of white and stainless steel splashbacks. A central island unit offers extra workspace, cupboards for storage and houses the electric oven, cooking facilities continue with a four burner gas hob with a sloped contemporary stainless steel extractor fan. There is space for a narrow tall fridge freezer and space and plumbing for a washing machine, a freestanding dishwasher is included in the sale. The kitchen area has white ash effect PVC cladding with spotlights to the ceiling which continue into the dining area too. Beech effect flooring encompasses the whole room.





**CONSERVATORY 8'9" apx x 15'9" apx max**

This fabulous extension to the property has been improved by the current owners to include solar foil to the roof panels and an outer metal roof to make the room more functional. Benefitting from central heating and beech effect laminate flooring underfoot this room really is perfect for relaxing and enjoying views out into the garden. A side door leads out to the garden and a white uPVC door leads through into the kitchen.





### **BEDROOM ONE 11'10" apx x 10'3" apx max**

Located to the side of the property with a large window allowing natural light to flood in, this generous double bedroom has ample space for freestanding bedroom furniture. Beech effect laminate flooring runs underfoot and a central fan light and spotlights to the ceiling complete the room. A door leads to the hallway.



### **ENSUITE 7'0" apx x 3'5" apx max**

This contemporary ensuite is fitted with a white low level WC and a stainless steel vanity cupboard with integral sink and a step in chrome shower enclosure equipped with a Mira shower. The room is partially tiled with white tiles and there is beech effect laminate flooring underfoot. Spotlights to the ceiling and a chrome heated towel radiator completes the room. An obscure window allows natural light to enter and a door leads to the hallway.



### **BEDROOM TWO 9' apx x 14'1" apx**

To the rear of the property with a window overlooking the garden, this second good sized double bedroom has ample space for freestanding bedroom furniture. A ceiling fan and spotlights light the room. Beech effect laminate flooring runs underfoot. A door leads to the landing.



**BEDROOM THREE 6'10" x 10'4"**

This third bedroom is of a good size and has neutral décor. Beech effect laminate flooring runs underfoot and there are spotlights to the ceiling. A door leads to the hallway.



**ACCESSIBLE SHOWER ROOM 6'6" apx max x 7' apx max**

Designed with accessibility in mind, this beautifully presented shower room is fitted with a white low level W.C., a white vanity unit with an integrated basin and waterfall tap and a wide accessible shower enclosure with a Mira electric shower. A co-ordinating unit offers storage for bathroom essentials. White linen effect tiles adorn the walls and whitewashed wood effect ceramic tiles run underfoot. A large obscure window allows natural light to flood in and a door leads to the hallway.





### **FRONT, PARKING AND GARAGES**

To the front of the property is a well maintained garden with wooden fencing around the perimeter. A long driveway leads up the side of the property to a tarmacked area where there are two single garages side by side. One has an electric door, light and power and a personnel door towards the rear which allows access into the garden. The second has an up and over door, light and power and a side door which leads into the garden, besides housing an extra fridge and freezer for the property. There is parking space for several vehicles.



### **REAR GARDEN**

This L-shaped garden is low maintenance with raised planted flower beds to the perimeter and lawned areas.





## **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: 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 & Solar Panels

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**

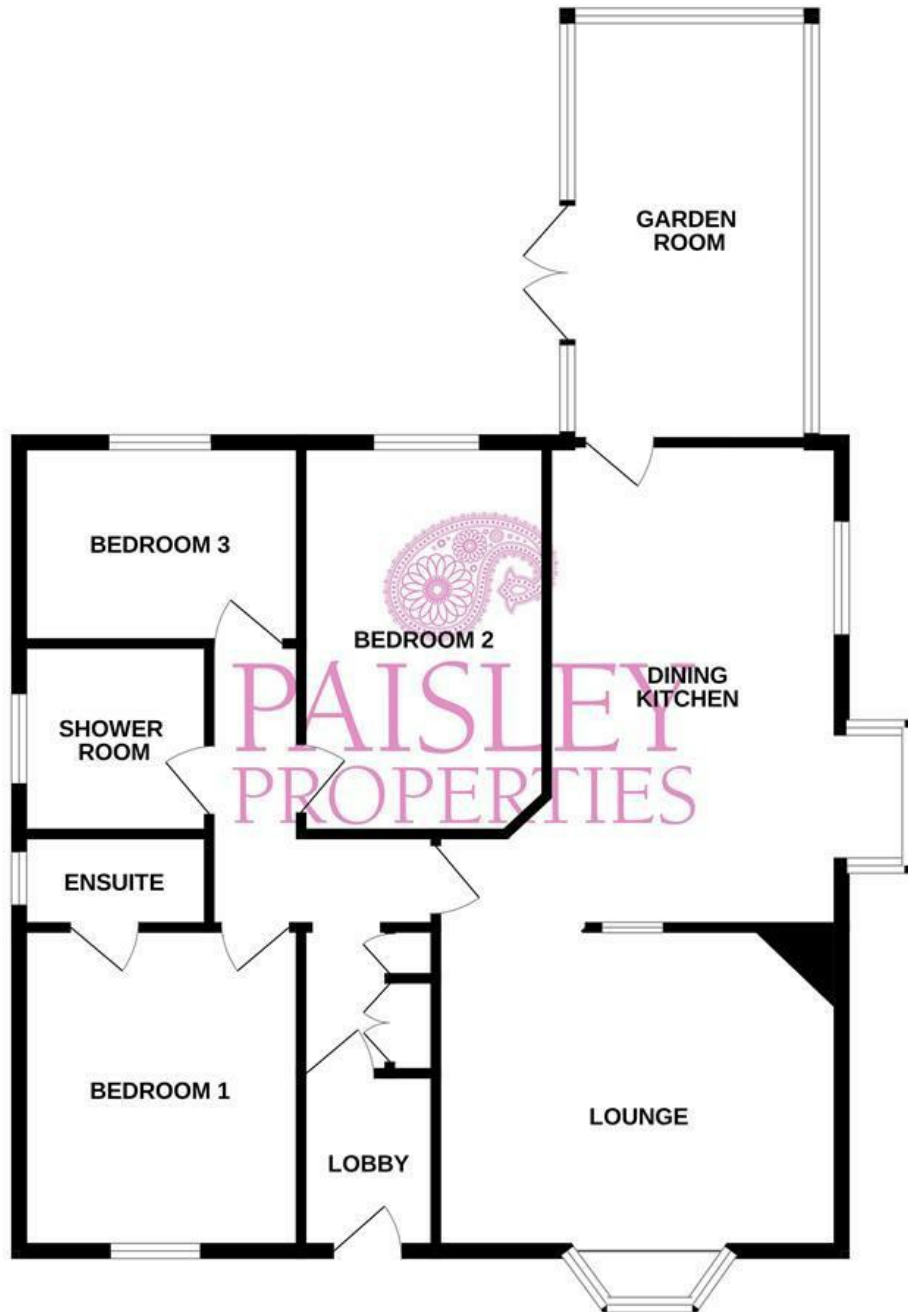
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		89	93
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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