

3 Penryn Avenue,
Kirkheaton HD5 0EL

OFFERS AROUND
£268,000



WELL PRESENTED THROUGHOUT AND WITH FANTASTIC FAR REACHING VIEWS, THIS RECENTLY REFURBISHED THREE BEDROOM SEMI DETACHED DORMER BUNGALOW BOASTS GENEROUS SIZE ROOMS, BEAUTIFULLY MAINTAINED GARDENS, SUMMER HOUSE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD - 999 YEARS - EXPIRES 2903 - CHARGES £10 PER ANNUM / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter through a solid wood door into a welcoming entrance hallway which has space to remove outdoor clothing, doors open to the lounge, dining kitchen, two bedrooms, bathroom and a staircase with a timber balustrade ascends to a landing which has a velux window, under eaves storage and a door opens to bedroom one.

LOUNGE 14'1" max x 13'0" max



This spacious lounge enjoys stylish neutral décor, has ample room for an range of freestanding furniture and has an abundance of natural light courtesy of the large front facing bay style window and other dual aspect windows. A marble fireplace houses a coal effect electric fire which gives a lovely focal point to the room and a door opens to the hallway.



DINING KITCHEN 12'7" max x 11'2" max



This light and airy dining kitchen is fitted with a range of wall and base units, a sliding storage cabinet, complementary work surfaces with tiled splashbacks and a stainless steel sink and drainer. Integrated appliances include an electric oven and a four ring induction hob with extractor over. There is space for a freestanding fridge freezer, a tumble dryer and plumbing for a washing machine. There is room for a small dining table and chairs. A window looks out onto the driveway, a door leads back to the hallway and an external door opens to the rear garden.



BEDROOM ONE 13'4" max x 13'0" max



Nestled in the eaves and with stunning far reaching countryside views from its large window is this beautifully presented double bedroom which benefits from fitted wardrobes, a television unit and part boarded under eaves storage. There is ample space for bedroom furniture and a door opens to the en suite shower room.



EN SUITE 7'4" max x 4'10" max



This attractive ensuite comprises is partially tiled and comprises of a walk in shower, wall hung hand wash basin with mixer tap and a low level W.C. There is complementary vinyl underfoot and a door opens to bedroom one.

BEDROOM TWO 12'3" apx x 11'0" apx



Neutrally decorated and located to the front of the property on the ground floor is this spacious double bedroom having ample space for freestanding bedroom furniture. A window gives a view over the front garden and a door leads to the hallway.

BEDROOM THREE 11'1" max x 10'3" max



Currently used as a home office, this versatile room could be a third ground floor double bedroom or a formal dining space if required. There is space for furniture and an understairs storage area. A window gives a view over the rear garden and a door opens to the hallway.

BATHROOM 7'5" apx x 7'0" apx



This modern house bathroom is fitted with a three piece white suite including a bath with shower over and curved glass screen, wall hung hand wash basin with mixer tap and a low level W.C. The room is partially tiled in stylish wall tiles and has contrasting floor tiles underfoot, a large obscure glazed rear facing window, chrome heated towel rail and a door opens to the hallway.

REAR GARDEN



This low maintenance paved garden has is fence and hedge enclosed an offers space for outdoor dining and garden furniture. There are colourful flowerbeds, a pond and an outdoor storage area ideal for garden items. To one side is a timber outbuilding and to the other side of the garden a lovely summerhouse. A timber gate opens to the driveway.



SUMMER HOUSE 6'0" max x 11'11" max



This lovely timber built summerhouse could be used for an array of purposes and windows open out to give a pleasant view over the garden.

EXTERNAL FRONT AND DRIVEWAY



To the front of the property is a driveway for multiple vehicles which gives access to the rear. A pathway leads to the front door and there is a nicely landscaped front lawn with raised borders ideal for sitting out and for pots/planters.

***MATERIAL INFORMATION**

TENURE:

Leasehold

LEASEHOLD:

Length of lease - 999 YEARS

Start date - 01/07/1964

Years remaining - 939 YEARS

ADDITIONAL COSTS:

Ground rent - £10 per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band C

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Driveway

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.

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 xxx mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.

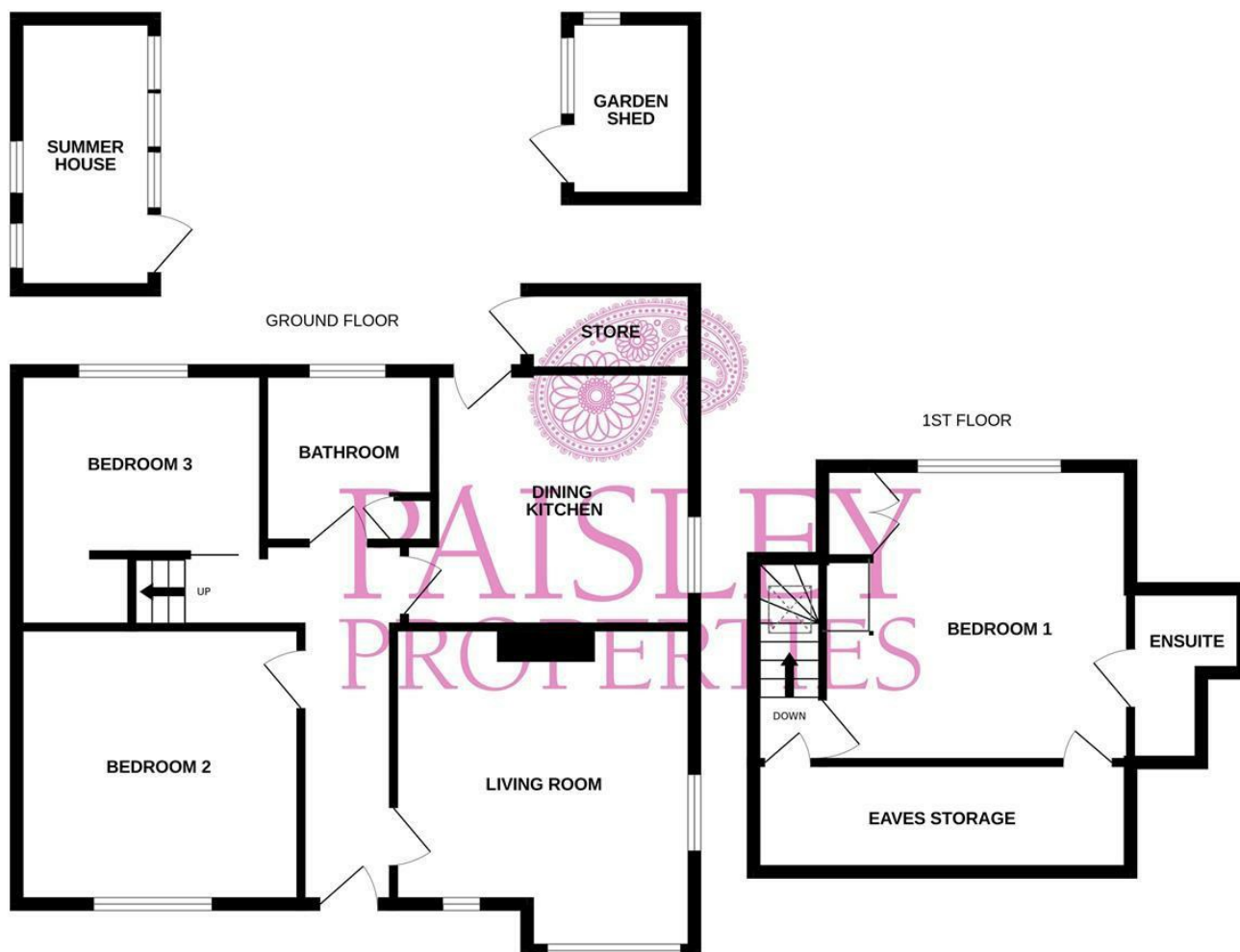
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

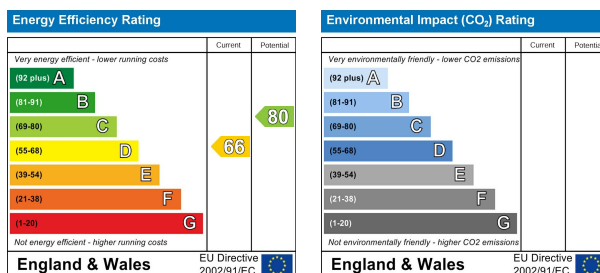
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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