18 Blacksmiths Fold, Almondbury HD5 8XH

OFFERS IN THE REGION OF
£450,000















THIS IMMACULATELY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, AN ORANGERY, BEAUTIFULLY LANDSCAPED GARDENS, ATTACHED DOUBLE GARAGE AND A BLOCK PAVED DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY





You enter the property through a part glazed composite door with front facing window in to a welcoming entrance hallway which has space to remove outdoor clothing. A door leads through to the breakfast kitchen, double doors open to the living room and an opening leads to the dining area. A staircase with a timber balustrade ascends to the first floor landing.

BREAKFAST KITCHEN 18′2″ max x 10′10″ max





This spacious and attractive open plan breakfast kitchen really is the heart of the home, having dual aspect windows and boasting great entertaining space. Fitted with a range of cream wall and base units, contrasting granite work surfaces with matching upstands and an inset sink with mixer tap over. Integrated appliances include a Rangemaster with concealed extractor over, fridge freezer and a dishwasher. A solid Oak and granite topped peninsula provides space for informal dining. Tile flooring flows underfoot, there is spotlighting to the ceiling and a door leads to the entrance hallway. An opening leads to the dining room.




LIVING ROOM 18'9" max x 11'4" max




Flooded with natural light through the front facing window and French doors to the rear is this impressive living room. Decorated tastefully this room has ample space for freestanding living room furniture and a marble fireplace which houses a coal effect gas fire giving a lovely focal point to the room. Karndean flooring flows underfoot and spotlights to the ceiling complete the room. Double doors leads through to the entrance hallway and French doors open out to the rear patio.




DINING ROOM 10′6″ max x 9′11″ max





Open to the hallway, this good size dining room offers plenty of room for a dining table, chairs, further freestanding furniture and has Karndean flooring underfoot. An understairs cupboard provides storage for household items. Sliding glazed doors open to the Orangery, double doors open to the living room, an opening leads to the kitchen and doors open to the ground floor W.C and the utility room.

ORANGERY 11′7″ max x 9′9″ max





This wonderful addition to the property is bathed in natural light. This versatile space offers is ideal for relaxing, entertaining and enjoying the lovely views over the garden. There is laminate flooring underfoot, sliding doors open to the dining room and French doors open to the patio.

UTILITY ROOM 7'3" max x 6'5" max



This well appointed utility room houses the recently upgraded boiler and is fitted with a base unit, stainless steel sink with mixer tap, roll top work surfaces, space for a tumble dryer and plumbing for a washing machine. There is Karndean flooring, a window gives a view over the rear garden and an external door allows access outside to the side of the property.

GROUND FLOOR W.C 4'5" max x 3'2" max



This convenient downstairs W.C is fitted with a modern, white two piece suite which comprises a pedestal hand wash basin with mixer tap over and a low flush W.C. A side obscure glazed window allows natural light in. The room is partially tiled, has a heated towel radiator, spotlights to the ceiling and Karndean flooring underfoot.

FIRST FLOOR LANDING




A staircase with timber balustrade ascends from the entrance hallway to the split first floor landing where there is a hatch with a pull down ladder giving access to a recently insulated and part boarded loft. A cupboard provides storage for towels and bed linen and there are doors to four bedrooms (one with ensuite shower room and a walk in wardrobe) and the house bathroom.

BEDROOM ONE 11'10" max x 11'7" max




This superb double bedroom is tastefully decorated and positioned at the front of the property with views over the front drive, cul de sac and far reaching views beyond. There is ample room for freestanding furniture and doorways lead to through to the ensuite shower room, walk in wardrobe and through to the landing.

ENSUITE SHOWER ROOM 6'11" max x 4'9" max





Tucked away off bedroom one is the modern ensuite shower room, with a white three piece suite which comprises of a shower cubicle with glass screen, hand wash basin and a low flush W.C. The room is partially tiled and has complimentary tile underfoot, spotlights to the ceiling and a front facing obscure window.

BEDROOM TWO 12'4" max x 10'9" max





Located at the front of the property, this light and airy double bedroom has a view over the cul de sac below, provides ample room for bedroom furniture and has a bulk head shelf. A door leads through to the landing.

BEDROOM THREE 10'4" max 7'4" max




Another neutrally decorated double bedroom located to the rear of the property with pleasant views over the garden, space for freestanding bedroom furniture and a door leads through to the landing.

BEDROOM FOUR 8'9" max x 6'5" max




Currently used as a home office, this bright small double bedroom would make an ideal child's bedroom with space for freestanding furniture. Positioned to the rear of the property with views over the garden and a door leads through to the landing.

BATHROOM 6'3" max x 6'2" max





Located within easy reach of all the first floor bedrooms this well equipped house bathroom is fitted with a three piece suite which comprises of a large bath with shower attachment, low flush W.C and a pedestal hand wash basin with mixer tap. The room is fully tiled and a large obscured rear window allows light to flood through. There are spotlights overhead and timber flooring underfoot. A door leads through to the landing.

REAR GARDEN





With no expense spared and lovingly landscaped by the current owners. This stunning garden can be accessed from the side of the property and through two sets of French doors leading from the living room and the orangery onto generous paved patios ideal for outdoor dining, with plenty of space for garden furniture and a hot and cold water tap. Steps lead up to a neatly laid lawn bordered with colourful tiered flower bed borders allowing a delightful view back to the property.

















EXTERNAL FRONT, DOUBLE GARAGE AND DRIVEWAY



A fantastic block paved driveway provides parking for multiple vehicles and leads to the attached double garage which has up and over doors, electric, lighting, two windows and separate access through a door at the side of the property.(15'6" x 15'2"max). A pathway leads to the front door and to the side of the drive is an outside tap and a beautifully maintained lawn with well stocked and colourful flower bed borders.




***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 F

PROPERTY CONSTRUCTION
Stone

PARKING:
Double Garage / Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations 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 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.

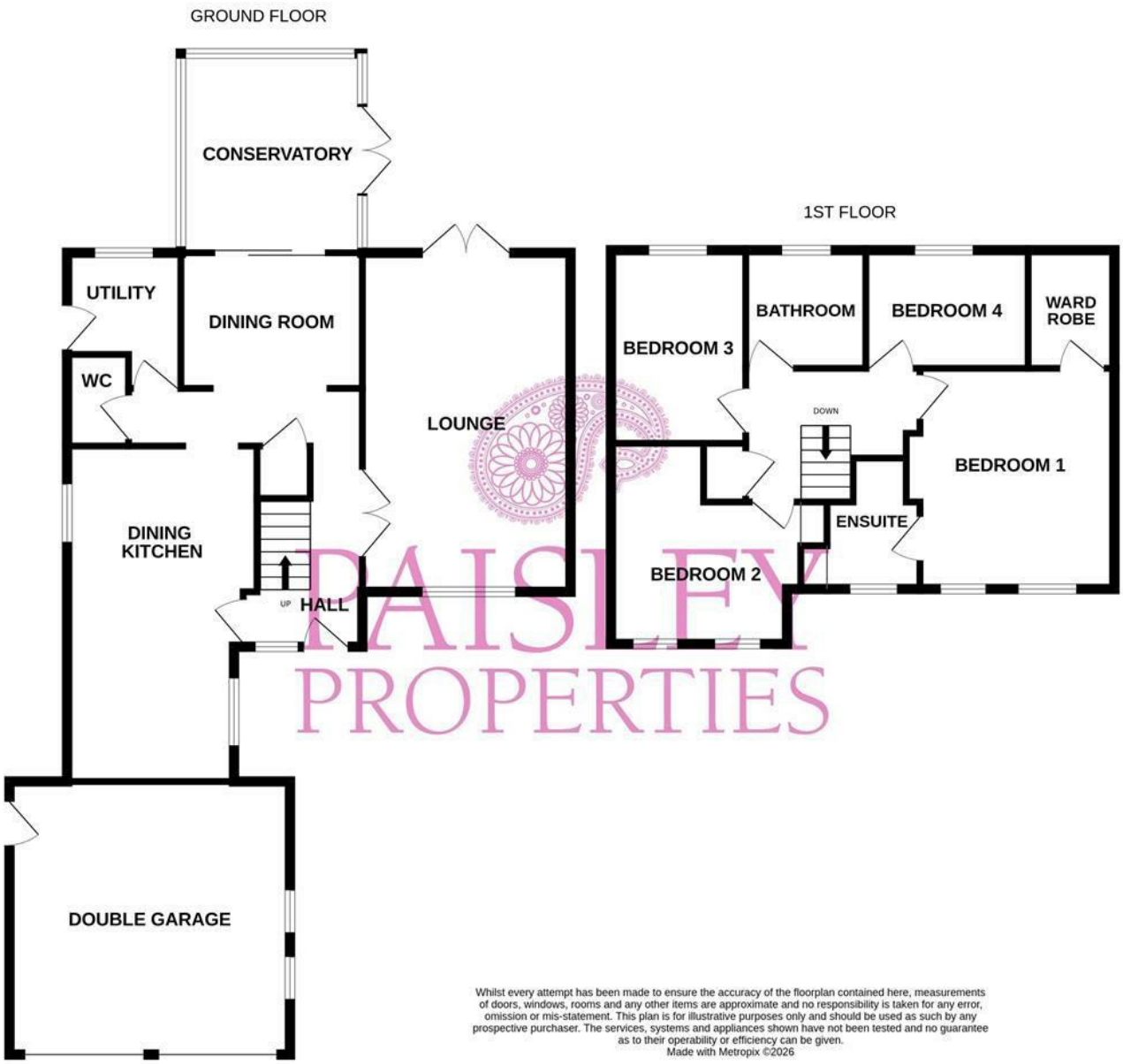
MORTGAGES

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.

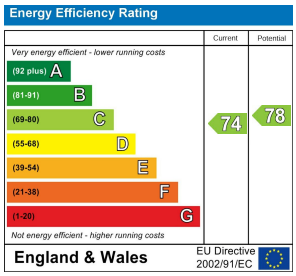
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

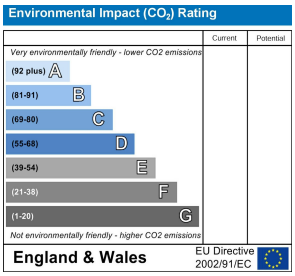
PAISLEY PROPERTIES

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.



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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