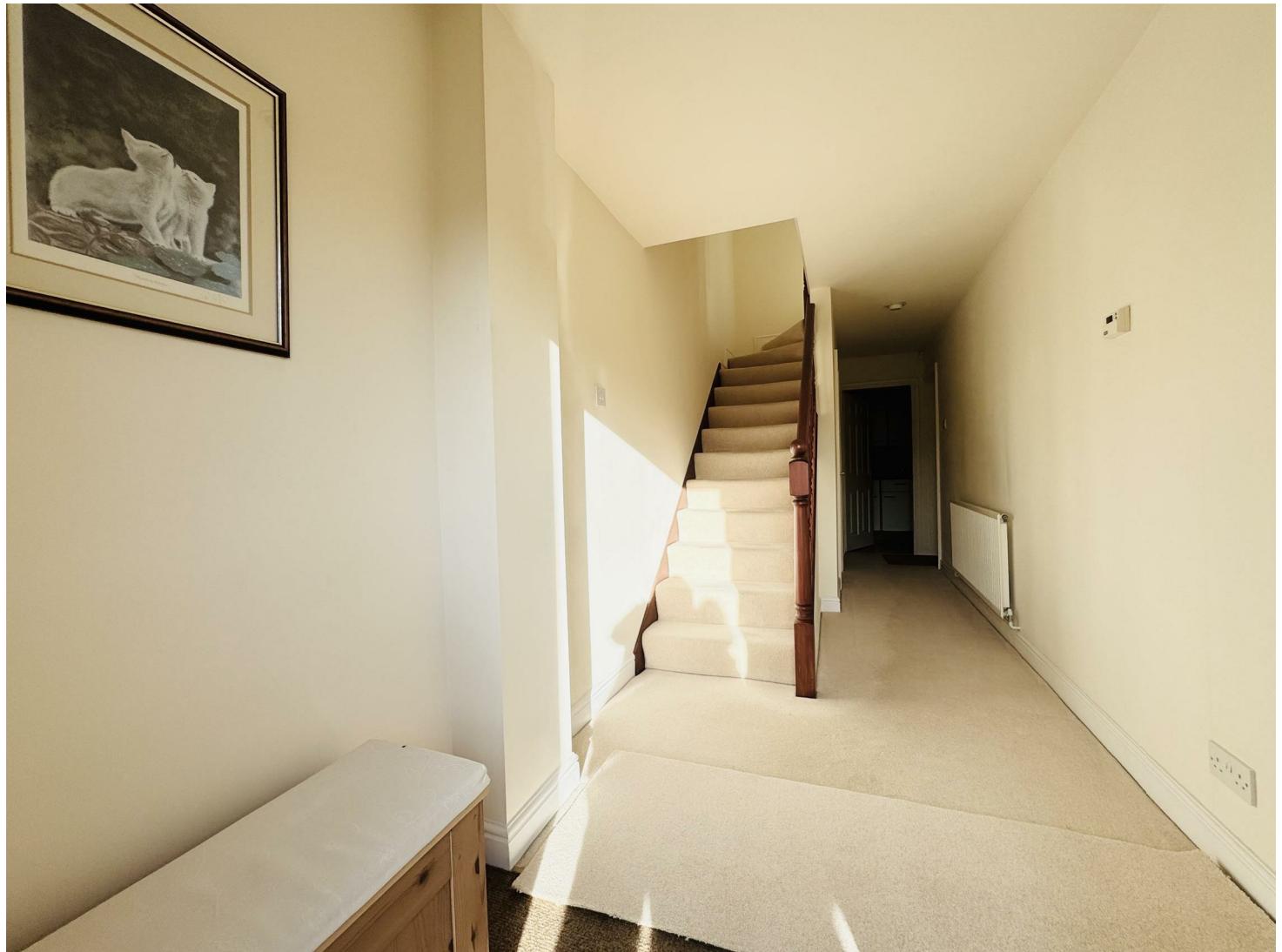




\*\*NO ONWARD CHAIN\*\* THIS GORGEOUS THREE BEDROOM STONE BUILT PROPERTY IS WELL PRESENTED THROUGHOUT AND JUST READY TO MOVE INTO BUT OFFERS FURTHER POTENTIAL TOO. BOASTING SPACIOUS ACCOMMODATION OVER THREE FLOORS, AN INTEGRAL GARAGE, DRIVEWAY PARKING AND REAR ENCLOSED GARDEN.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

## ENTRANCE HALLWAY 3'0" apx x 22'0" apx



You enter the property through a timber door into a lovely welcoming hallway which has a hardwearing matted area to the front door and cream carpet. A carpeted staircase with a varnished timber balustrade ascends to the first floor landing. Doors lead to the integral garage, downstairs WC and utility room.

## DOWNSTAIRS WC 2'10" apx x 9'7" apx



This downstairs WC is fitted with a peach wall mounted handwash basin with chrome taps and matching low level WC. There is carpet underfoot and the walls are partially tiled. A door leads to the hallway.

## UTILITY ROOM 5'8" apx x 12'9" apx



This generous utility room is fitted with a range of white base and wall units, timber effect worktops and a single bowl stainless steel sink and drainer with chrome taps. There is space and plumbing for both a washing machine and a tumble dryer. To one end of the room are built in shelves for storage. There is wood effect vinyl flooring underfoot. A door leads to the hallway.

## FIRST FLOOR LANDING

A carpeted staircase with a varnished timber balustrade ascends to the first floor landing which has a door leading into the lounge/dining room.

## LOUNGE / DINING ROOM 16'2" max x 24'0" max



Simply flooded with natural light courtesy of mullion windows to the front giving views across the valley and a set of French doors which open out to the rear garden, this generous living room has a lovely dining area to one end with views out into the garden and a good sized lounge area. A coal effect gas fire with a cream polished composite surround and hearth makes a lovely focal point in the room. There are wall lights in the lounge and a pendant light fitting in the dining area. The room benefits from neutral décor and beige carpet. To one corner of the lounge is the staircase which ascends to the second floor. A doorway leads through to the kitchen and a door leads to the hallway.



## KITCHEN 7'9" apx x 9'8" apx



Located to the rear of the property with a window looking out to the garden, this country style kitchen is fitted with timber base and wall units, marble effect roll top worktops, tiled splashbacks and a one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise of a gas four burner hob with a concealed extractor fan over and a single electric fan oven. There are spaces for two under counter appliances and space for a microwave. Vinyl flooring runs underfoot and there are spotlights to the ceiling. An opening leads through to the dining area and lounge.

## SECOND FLOOR LANDING 5'6" apx x 6'2" apx

A carpeted staircase with a varnished timber balustrade ascends from the lounge to the second floor landing which has a hatch leading to the loft and doors leading to the three bedrooms and house bathroom.

## BEDROOM ONE 10'6" apx x 13'0" apx



Enjoying far reaching views from its mullion windows, this master bedroom has neutral décor, fitted sliding mirror wardrobes and ample space for further items of bedroom furniture. There is carpet underfoot and a central pendant light fitting. Doors lead to the en-suite and landing.

**ENSUITE 4'4" apx x 5'11" apx**

Light and airy courtesy of a Velux skylight, this contemporary ensuite shower room is fitted with a pergamon corner vanity unit with cupboard and a handwash basin with mixer tap, a quadrant shower enclosure with a thermostatic mixer shower and a matching low level WC. The room is fully tiled with cream tiles and there is cream carpet underfoot. Spotlights to the ceiling and a heated towel radiator complete the room. A door leads to the bedroom.

**BEDROOM TWO 7'1" apx x 9'7" apx**

Positioned to the rear of the property and looking out over the garden is this second bedroom which is nicely presented and has space for freestanding bedroom furniture. A door leads to the landing.

**BEDROOM THREE 6'1" apx x 9'10" apx**

This third bedroom again has a rear facing window overlooking the garden, neutral décor and space for freestanding bedroom furniture. A door leads to the landing.

## HOUSE BATHROOM 5'5" apx 6'6" apx



This contemporary bathroom is fitted with a three piece white suite comprising a pedestal hand wash basin with mixer tap, a bath with a thermostatic shower over and a low level WC. The room is fully tiled with beige tiles and there are co-ordinating ceramic floor tiles underfoot. Spotlights to the ceiling, an illuminated mirror cabinet over the basin and a white heated towel radiator complete the room. A door leads to the landing.

## FRONT & PARKING



To the front of the property is a driveway for parking in front of a single integral garage which has an up and over door, light, power and a water tap. Opposite the front of the property is a low maintenance area of garden planted with shrubs.

## GARDEN



To the rear of the property is an enclosed garden which has a paved patio area adjacent to the house, perfect for al fresco dining. The rest is laid to lawn with a decked area to the end of the garden which is built around a horse chestnut tree which has a TPO.

## VIEWS



There are lovely far reaching views from the front windows of the property.

## **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 - Shepley Blue Stone

### **PARKING:**

Garage & Driveway

### **RIGHTS AND RESTRICTIONS:**

In a conservation area

### **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 100 Mbps

### **ENVIRONMENT:**

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

## **PAISLEY PROPERTIES**

Paisley Properties 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.

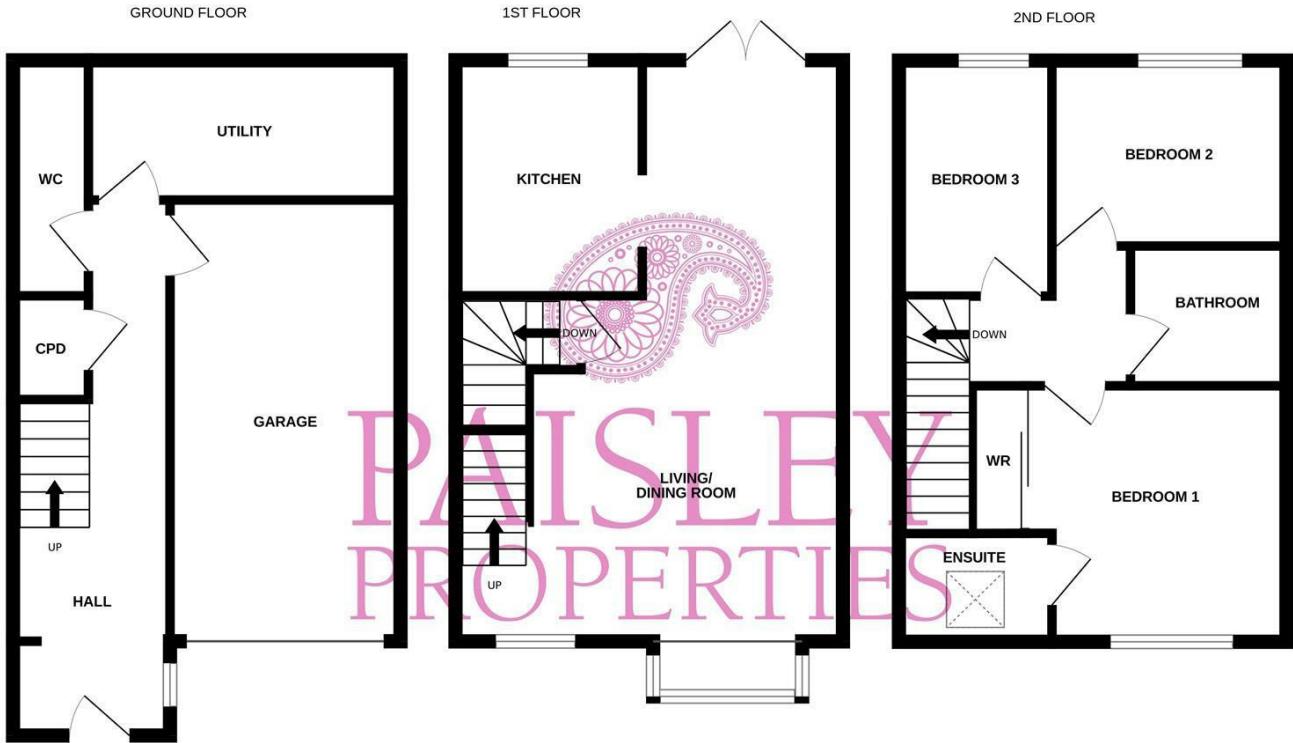
## **PAISLEY MORTGAGES**

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.

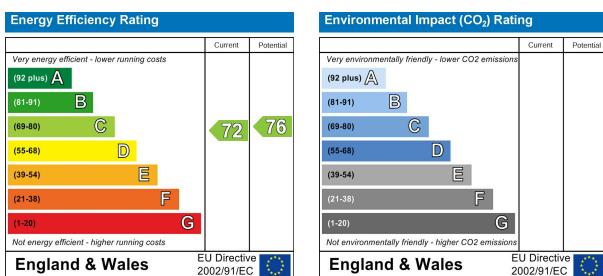
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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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PAISLEY  
PROPERTIES