549 Wakefield Road, Huddersfield HD5 9XW

OFFERS AROUND
£260,000















THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS STYLISH AND SPACIOUS LIVING ACCOMMODATION, AN IMPRESSIVE SIZE REAR GARDEN, DETACHED GARAGE AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY





You enter the property through a composite door with an obscure side window into this welcoming entrance hallway. There is plenty of room to remove and store outdoor clothes and shoes. Laminate flooring flows underfoot and a staircase with a timber balustrade ascends to the first floor landing. Doors lead through to the living room and to the dining kitchen.

LIVING ROOM 15'5" max x 12'1" max





Flooded with natural light through its large window, this beautifully presented living room has an inset gas fire with a timber mantle offering a lovely focal point and has ample space for living room furniture. Laminate flooring flows underfoot, spotlights adorn the ceiling and double doors open to the dining kitchen. A door leads back through to the entrance hallway.

DINING KITCHEN 18'8" max x 11'2" max





Spanning the rear of the property with pleasant garden views from its windows, this stylish and generously proportioned dining kitchen is fitted with cream gloss wall and base units, complementary worktops with tile upstands and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, a four ring gas flame hob with extractor fan over, dishwasher and a fridge. A peninsula provides storage and space for informal dining. The adjoining dining area provides plenty of room for a dining table with chairs, ideal for entertaining. Laminate flooring flows throughout, there is spotlighting throughout and double doors open to the living room offering a fantastic open plan feel. A storage cupboard has space for household items, a door leads through to the entrance hallway and an external door opens to the side of the property.







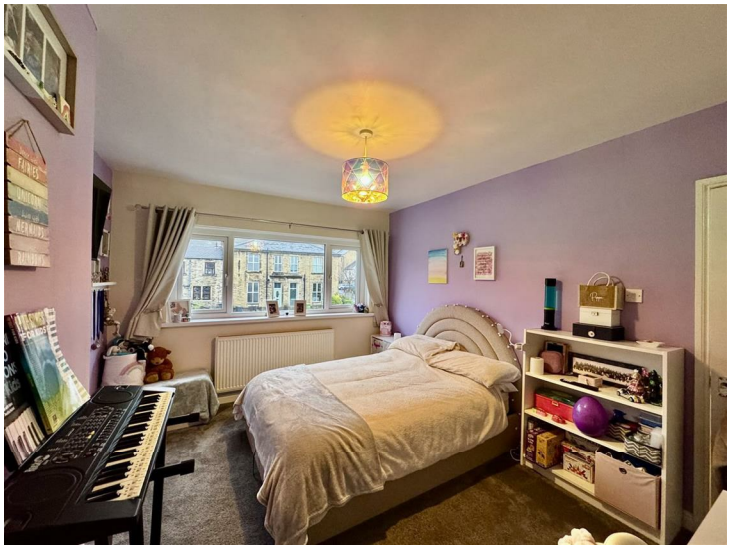

FIRST FLOOR LANDING
Stairs ascend from the entrance hallway to the first floor landing where there is a side facing window and doors which lead to the three double bedrooms and the bathroom. A ceiling hatch provides access to the partially boarded loft space.

BEDROOM ONE 12'0" max x 10'7" max




This tastefully decorated and good size double bedroom is positioned to the rear of the property with lovely views over the garden. There is space for freestanding bedroom furniture and a door leads through to the landing.

BEDROOM TWO 13'1" max x 10'7" max

Located to the front of the property is this generously proportioned double bedroom which has ample space for bedroom furniture and a large window overlooks the front drive and the street scene below. A door leads through to the landing.

BEDROOM THREE 10'2" max x 7'6" max




This well presented double bedroom has space for free standing bedroom furniture and a handy bulk head storage cupboard. A window gives a view of the street scene below, spotlights and mood lighting adorn the ceiling and a door leads to the landing.

BATHROOM 8'1" apx x 7'4" apx



This extremely attractive bathroom comprises of a four piece suite including a bath with a hand held shower attachment, a double walk in shower with a sliding glass screen, a hand wash basin with mixer tap which sits upon a vanity unit and a low level W.C. The bathroom is fully tiled with complimentary floor tiles with lighting, a chrome towel radiator, two obscure glazed windows, spot lights to the ceiling and a door which leads through to the landing.





REAR GARDEN




Adjoining the house is a patio area which is perfect for outdoor dining and barbeques. A store provides space for garden items and an under house store houses the boiler and provides extra storage. A fantastic size lawned garden has an apple tree and offers ample space for a greenhouse and timber outbuildings if desired. The garden is fence enclosed and a timber gate opens to the driveway.

EXTERNAL FRONT, GARAGE AND DRIVEWAY




Double timber gates open to the driveway creating off road parking for two vehicles and leads to a single detached garage which has an up and over door, light and power. To the rear of the garage with a separate access door is a utility space which has plumbing for a washing machine and space for a tumble dryer, freezer and extra household items if required.

***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 B

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
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 xxx mbps

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

AGENT NOTES - ALMONDBURY
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

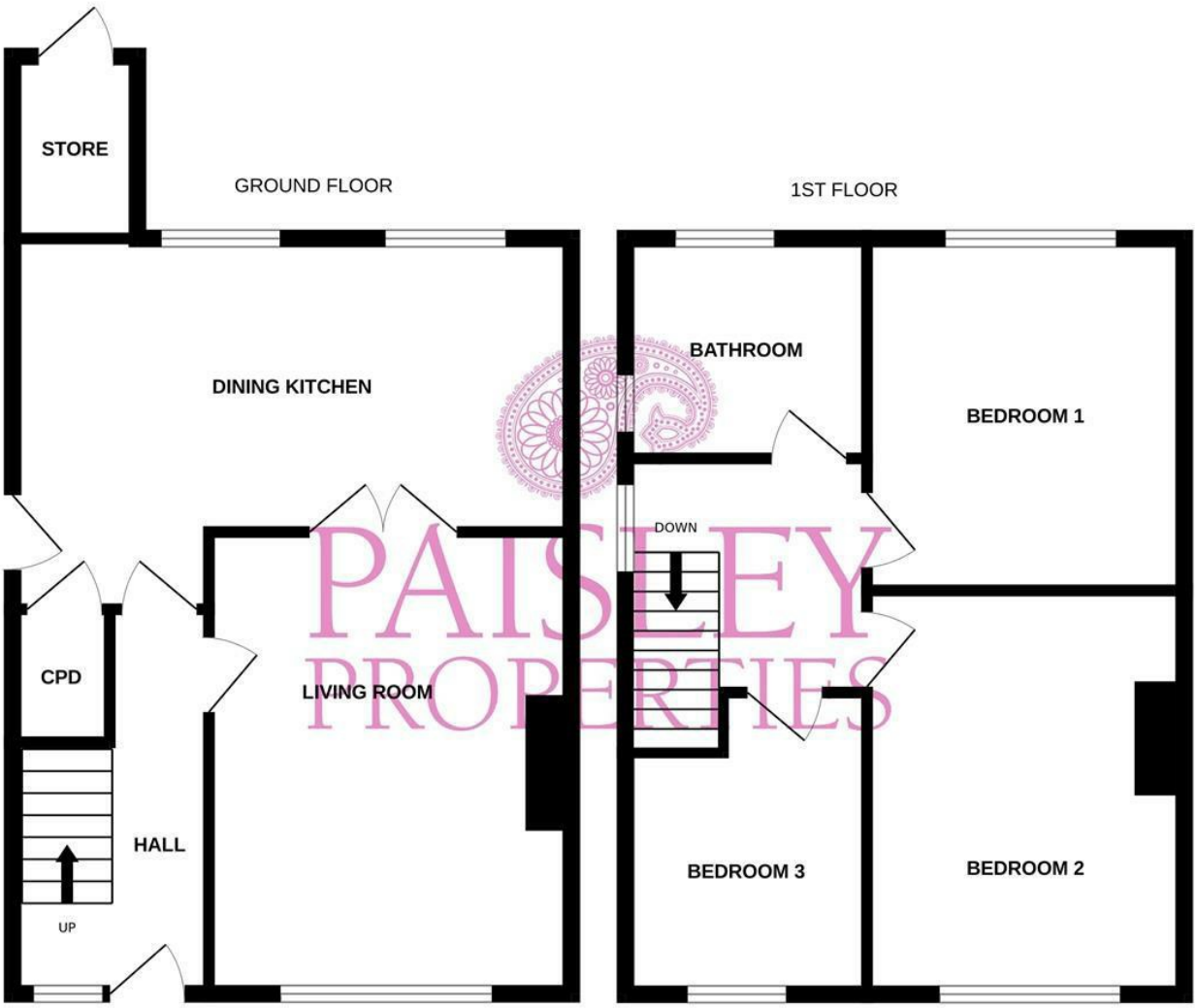
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

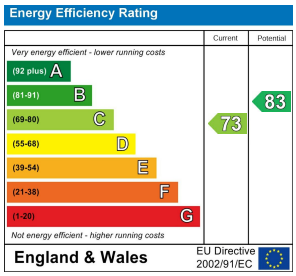
MORTGAGES - PAISLEY / ALMONDBURY
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

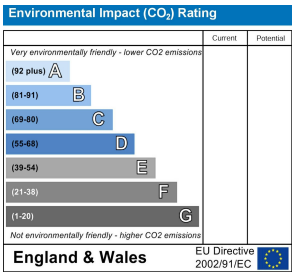
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES - PAISLEY / ALMONDBURY
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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