17 Morley Fold,
Denby Dale HD8 8XD

OFFERS AROUND
£250,000

THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY BOASTS AN ENCLOSED REAR GARDEN, DRIVEWAY AND GARAGE.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE HALL 6′9″ apx x 2′7″ apx

You enter the property through a composite door into this handy entrance hall which provides space to remove outdoor coats and shoes. The property's recently fitted fuse board is neatly boxed in and it is worth noting the property has been fully rewired. There is spot lighting, practical tiled flooring and doors which lead through to the downstairs W.C. and lounge.

DOWNSTAIRS W.C 6′1″ apx x 2′11″ apx

Conveniently positioned off the hall is this useful ground floor W.C. which is fitted with a vanity unit with drawer storage, hand wash basin with black mixer tap and a low level toilet. There is a front facing window, spot lighting which works off a sensor, tiled flooring and a door which leads to the entrance hall.

LOUNGE 15′10″ max x 15′2″ apx

This large living area offers an abundance of space for a range of lounge furniture and has a media wall which discreetly hides away all your cables, has drawer storage and built-in lighting. There is a front facing window which looks out over the cul-de-sac, ceiling spot lights and neutral decor. A staircase rises to the first floor landing, a door opens to the understairs storage cupboard, and further doors lead to the entrance hall and dining kitchen.

DINING KITCHEN 15′8″ apx x 8′1″ apx

Fitted with a stylish kitchen including pale shaker style wall and base units, wood effect work surfaces and matching upstands, and a composite sink with mixer tap, this modern kitchen also boasts an electric oven, four ring gas hob, concealed extractor fan and integrated fridge. The room provides plenty of space for a dining table and chairs, has a rear facing window overlooking the garden, spot lighting, is decorated in light tones and has attractive parquet effect flooring underfoot. A glazed door separates the dining kitchen and lounge and a part-glazed uPVC door leads into the conservatory.

CONSERVATORY 10′0″ max x 7′1″ max

A superb addition to the property, this conservatory offers versatile additional living space which would make a lovely second sitting room, playroom, workspace or hobby room. There is glazing to three sides providing views over the garden, wall lighting and doors which lead to the kitchen and patio.

FIRST FLOOR LANDING

Stairs ascend from the lounge to the first floor landing where there is a side facing window which allows natural light into the space, spot lighting and doors which lead to the three bedrooms and bathroom. There is also a useful storage cupboard which is home to the property's combination central heating boiler.

The property has been re-plumbed with new radiators as part of the recent renovations.

BEDROOM ONE 12′9″ apx x 9′6″ apx

A generously sized double bedroom, this has also been fitted with a bank of wardrobes which provide excellent hanging and storage space. The room is located to the front of the property with a window overlooking the cul-de-sac, has spot lighting to the ceiling, light decor and a door which leads to the landing.

BEDROOM TWO 8′5″ apx x 8′2″ apx

A second double bedroom, this room enjoys an outlook over the gardens from its window and is neutrally decorated. There is space for a selection of freestanding furniture, spot lighting and a door which leads to the landing.

BEDROOM THREE 7′7″ apx x 5′11″ apx
Sitting to the front of the property is this single bedroom, which is perfect as a nursery/child's bedroom or would alternatively make a fantastic home office if required. There is a window, ceiling spot lights, a hatch which provides access to the loft space and a door leading to the landing.

BATHROOM 7′2″ apx x 5′5″ apx
Comprising a contemporary white three-piece suite including a P-shaped bath with contrasting dual head shower over, hand wash basin with black mixer tap which sits upon a vanity unit with drawer storage, and a low level toilet, this bathroom has been fully tiled in attractive wall and floor tiles, has an obscure glazed rear facing window, spot lighting and a black heated towel rail. A door leads to the landing.

FRONT, DRIVE AND GARAGE

To the front of the property is a low maintenance shale garden which is perfect for pots and planters, a flagged pathway which leads to the front door and a double width block paved driveway.

The property has an attached single garage which is fitted with an electric door, has light, power, plumbing for a washing machine and a pedestrian rear door.

The property is also fitted with CCTV cameras.

REAR GARDEN

Providing a blank canvas for someone to come and make their own, this fully enclosed rear garden has flagged patio areas which are ideal for outdoor dining furniture and two tiers which could be laid to lawn, planted or removed to extend the patio areas.

MATERIAL INFORMATION - PAISLEY

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage and Driveway

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land

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 xxx Mbps

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

AGENT NOTES - PAISLEY
AGENT NOTES:

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

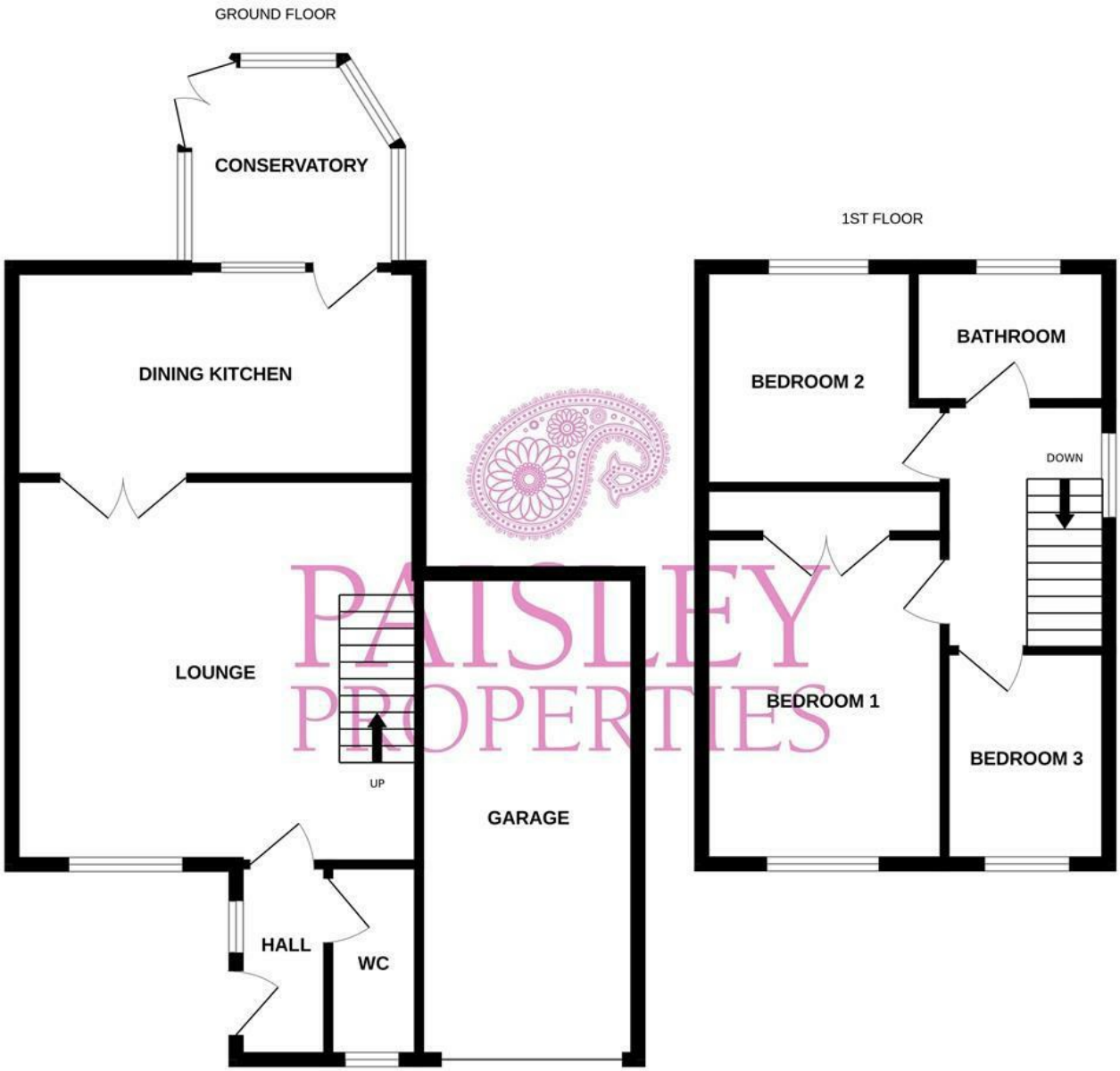
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

PAISLEY PROPERTIES - PAISLEY
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 - PAISLEY
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 to arrange an appointment.

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



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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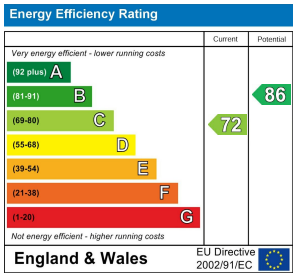

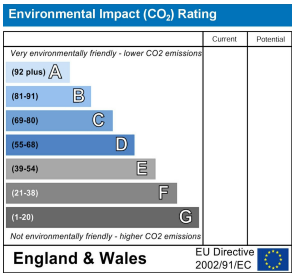

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