



**\*\*NO ONWARD CHAIN\*\*** THIS FABULOUS UNIQUE FOUR BEDROOM DETACHED FAMILY HOME HAS BEEN CLEVERLY DESIGNED TO MAXIMISE ITS LOCATION AND BOASTS A GENEROUS CORNER PLOT, SPACIOUS ROOM SIZES, A GARAGE AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES.

FREEHOLD/ COUNCIL TAX BAND E / ENERGY RATING D

## **ENTRANCE HALLWAY 11'7" apx x 10'11" apx max**

You enter the property through a part glazed uPVC door into a lovely L-shaped entrance hallway which is light and airy and has wood effect laminate flooring running underfoot. Wall lights illuminate the space beautifully. A modern timber staircase ascends to the first floor landing. Doors lead to the downstairs W.C., study, lounge, dining room, under stairs cupboard and kitchen.



## **DOWNSTAIRS W.C. 2'9" apx x 6'3" apx max**

This handy downstairs W.C. is fitted with a contemporary white suite comprising of a low level toilet and a compact rectangular hand wash basin with mixer tap. The room is partially tiled with white tiles and there are pale grey contrasting ceramic tiles running under foot. A flush light fitting and a chrome heated towel radiator completes the room. An obscure window allows natural light to enter and a door leads to the entrance hallway.



#### **GROUND FLOOR BEDROOM 6'3" apx x 7'2" apx max**

Positioned to the front of the property with a window allowing natural light to flood in and offering views of the front garden, this versatile room is used as a study by the current owners but could easily accommodate a single bed and associated freestanding bedroom furniture. It has tasteful décor and carpet underfoot with a contemporary chrome light fitting to the ceiling. A door leads to the entrance hallway.

#### **LOUNGE 12'11" apx x 14'10" apx max**

Beautifully light and airy courtesy of windows to dual aspects commanding far reaching views, this generous sized lounge has wood effect laminate flooring underfoot, a wood panelled ceiling, wall lights, and a stone fireplace to one wall with an open fire. There is ample space for lounge furniture. A door leads to the entrance hallway.



### **DINING ROOM 14'9" apx x 12'11" apx max**

Tastefully decorated with decorative ceiling roses and plaster dado rail this formal dining room both stunning for reaching views over the fields from its side facing window. There is ample space for not only a dining table but other lounge furniture too. A door leads to the entrance hallway and a set of French doors give access to the conservatory.



### **CONSERVATORY 10'2" apx x 9'6" apx max**

This fabulous Victorian style conservatory has white UPVC frames from floor to ceiling and polycarbonate roof panels with fitted blinds. It is the perfect place to sit and enjoy views of the beautiful garden and countryside beyond. Wood effect laminate flooring runs under foot and a door leads out into the garden. A set of French doors lead back into the dining room.



### **KITCHEN 10'6" apx x 11'2" apx max**

Again boasting windows to dual aspects this light and airy kitchen is well appointed with white gloss base and wall units, dark roll top laminate worktops, tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise of a gas hob and a NEFF hide and slide oven. There are spaces for a washing machine and dishwasher and also space for a tall fridge freezer. There is varnished wood panelling to the ceiling with inset spotlights and dark tile effect laminate flooring running underfoot. A glazed door leads out to the rear porch and an internal door leads into the entrance hallway.



### **REAR PORCH 3'7" apx x 8'7" apx**

This fabulous timber built porch is situated to the rear of the property and allows access from the rear of the property into a great space for storing outdoor clothing and shoes. Ceramic floor tiles run underfoot, useful cupboards offer built in storage to one end and secure glazed timber doors lead to the kitchen and out to the garden.

### **FIRST FLOOR LANDING 3'1" apx max x 10'11" apx max**

A carpeted staircase with a varnished wood and painted timber balustrade leads to the first floor landing which is just filled with natural light from a large obscure window on the staircase. Doors lead to the four bedrooms and bathroom.

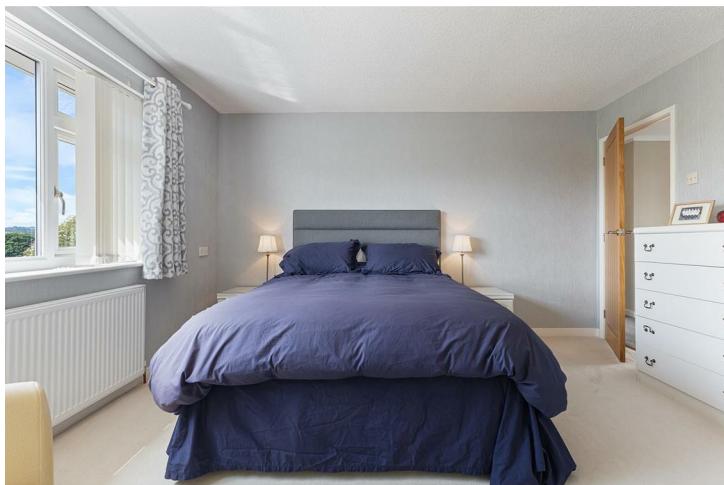
### **BEDROOM ONE 12'11" x 14'10" into robes**

Situated to the side of the property and enjoying far reaching views from its large side facing window this fabulous master bedroom has fitted wardrobes to one wall in a walnut finish with mirror panels and wood effect laminate flooring underfoot. Wall lights above the bed and a central light fitting illuminate the room beautifully. A door leads to the landing.



### **BEDROOM TWO 14'8" apx x 12'11" apx max**

Again located to the side of the property with a lovely large window offering countryside views, this second double bedroom benefits from fitted wardrobes and tasteful decor. The property's central heating boiler is located within a mirror sliding wardrobe to one wall. A central brushed brass light fitting illuminates the room and there is carpet underfoot. A door leads to the landing.



### **BEDROOM THREE 11'11" apx x 10'7" apx max**

Positioned to the front of the property with a window looking out over the front garden, this charming third double bedroom has ample space for freestanding bedroom furniture and neutral décor. A door leads to the landing.



## **HOME OFFICE 3'2" apx max x 6'11" apx max**

This compact home office space has lovely far reaching views from its window, neutral décor and carpet underfoot. A hatch provides access to the loft and a door leads to the landing.

## **BATHROOM 6'11" apx x 11'2" apx max**

This contemporary bathroom is generous in size and fitted with a grey three-piece suite alongside a generous walk-in shower enclosure equipped with a thermostatic mixer shower. The suite comprises a low-level W.C., bath with mixer tap and shower attachment and a pedestal hand wash basin with chrome taps. A handy cupboard alongside the bath provides excellent storage for bathroom essentials. The room is partially tiled with large wall tiles in shades of green with a decorative border and there is wood effect laminate flooring running under foot. Spotlights to the ceiling complete the scheme. A large obscure window allows natural light to flood in and a door leads to the landing.



## **FRONT, PARKING & GARAGE 11'5" x 18'8"**

To the front of the property is a well established garden with a lawn and planted borders alongside a long gated driveway which widens out and reaches a link detached single garage which has an up and over door, light and power. A rear window allows natural light to enter and a side door leads to the garden.

## **REAR GARDENS**

Wrapping round from the front garden is a low maintenance gravelled side garden with attractive rose bushes and a pergola archway leads into the rear garden which is beautifully landscaped and sectioned into separate areas with patios, lawned areas, a growing area with fruit trees, a garden shed and greenhouse.





## LOCATION & VIEWS



## **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 E

### **PROPERTY CONSTRUCTION:**

Standard brick and block - Natural Stone

### **PARKING:**

Garage & Driveway

### **RIGHTS AND RESTRICTIONS:**

### **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 / Solar panels

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000Mbps

### **ENVIRONMENT:**

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

### **AGENTS 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.

## **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.

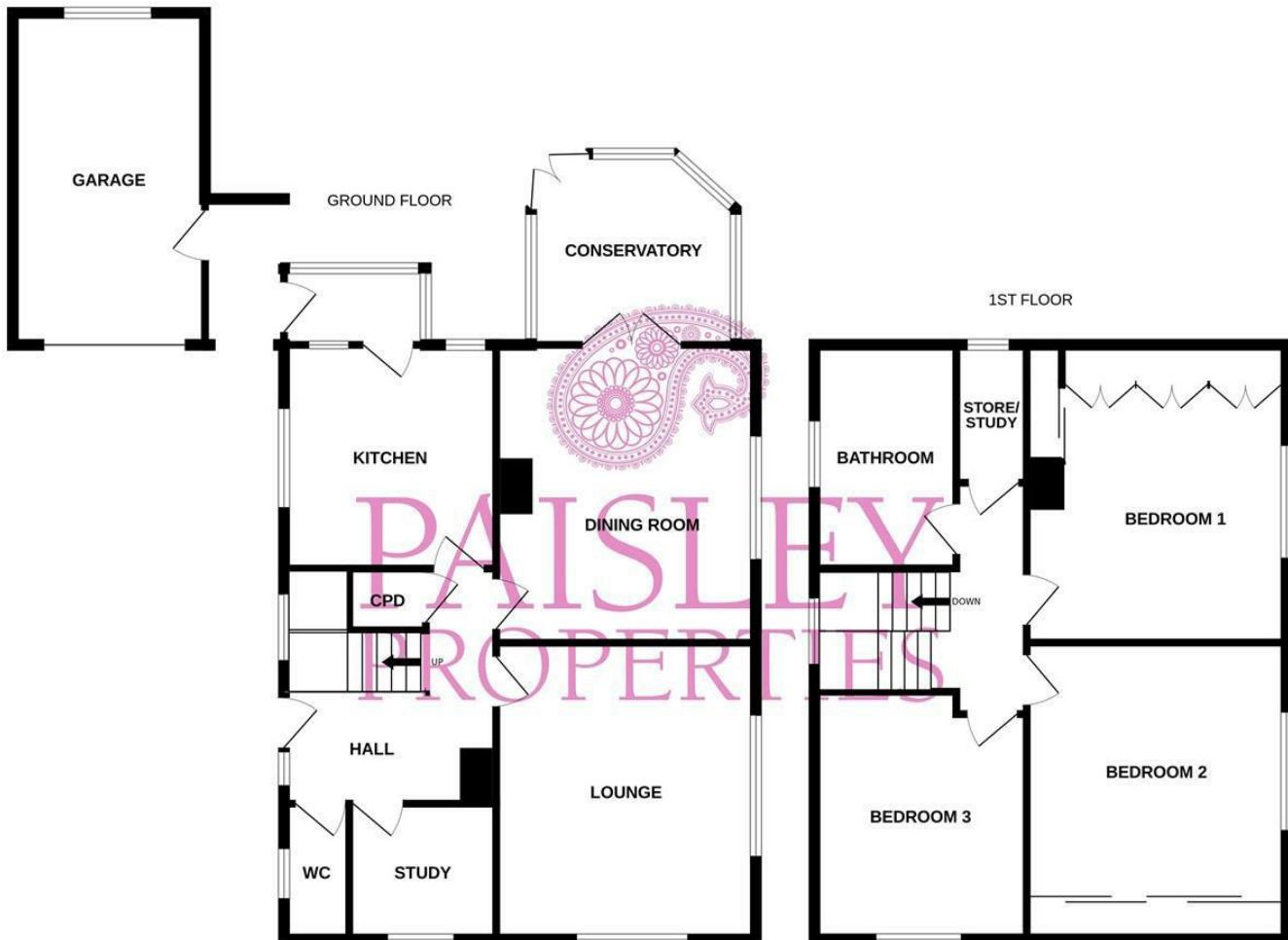
## **PAISLEY MORTGAGES**

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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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**PAISLEY**  
PROPERTIES