43 St. Peters Crescent, Kirkheaton HD5 0EY

OFFERS AROUND £315,000

SAT ON A FANTASTIC CORNER PLOT, THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION WITH FURTHER POTENTIAL TO EXTEND, BEAUTIFULLY LANDSCAPED GARDENS AND A DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY PROPERTIES

ENTRANCE VESTIBULE 5′6″ apx x 3′2″ apx

You enter the property through a upvc door with an obscure side window into the entrance vestibule which has space to remove outdoor clothing and a glazed door opens to the entrance hallway.

ENTRANCE HALLWAY

The light and airy entrance hallway has space for freestanding furniture and an understairs cupboard provides storage. Doors lead through to the living room, dining kitchen and a staircase ascends to the first floor landing.

LIVING ROOM 14′5″ max x 11′11″ max

This tastefully decorated living room is flooded with natural light from the large window which gives a pleasant view over the street scene below and has plenty of space for free standing furniture. The focal point to the room is a wall mounted flame gas fire and a door leads through to the entrance hallway.

DINING KITCHEN 18′6″ max x 11′7″ max

A stylish and spacious dining kitchen, thoughtfully designed to create a sociable heart of the home. The modern greige shaker-style cabinetry with plinth lighting provides excellent storage, complemented by contrasting worktops with matching upstands, a composite sink with mixer tap and a generous peninsula breakfast bar provides space for informal dining. Integrated appliances include an electric oven and a four ring electric hob with extractor fan over.
The kitchen flows naturally into the dining/living area, creating a fantastic open-plan feel and large windows overlook the garden, allowing plenty of natural light to flood the room and provide a pleasant outlook. Finished with contemporary pendant lighting and practical flooring, this is a versatile and welcoming space ideal for both everyday family life and entertaining. Doors lead through to the utility room and to the entrance hallway

UTILITY ROOM 10′0″ max x 7′10″ max

This handy utility has space to store household items, a porcelain sink, plumbing for a washing machine and space for a freestanding fridge freezer. There is a side window overlooking the driveway, vinyl flooring underfoot and doors leads through to the dining kitchen, ground floor W.C and the workshop. An external door opens to the rear garden.

GROUND FLOOR W.C 4′8″ apx x 2′5″ apx
Tucked away off the utility room is the ground floor W.C which comprises of a low level W.C, a rear obscure window and vinyl flooring underfoot.

WORKSHOP 16′9″ max x 8′1″ max
Formerly used as a garage, this useful additional space has been adapted as a workshop but offers excellent versatility for the next owner. Benefiting from central heating, a window and a separate door, it could easily lend itself to being transformed into a proper reception room, home office, hobby room or additional living space. Alternatively, it could be returned to its original use as a garage. A fantastic bonus space offering plenty of potential.

FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the entrance hallway to the first floor landing which has a side window, doors lead through to three bedrooms, the house bathroom and a hatch gives access to the part boarded loft.

BEDROOM ONE 11′10″ max x 11′4″ max

This neutrally decorated double bedroom is positioned to the front of the property with pleasant far reaching views over to Emley Moor. There is space for bedroom furniture and a door leads through to the landing.

BEDROOM TWO 11'11" max x 11'8" max

Another good size double bedroom, currently used as a home office which benefits from fitted sliding wardrobes, ample space for furniture and a window with a lovely view over the rear garden. A door leads through to the landing.

BEDROOM THREE 8'4" max x 7'9" max

A bright single bedroom located at the front of the property, having a bulk head storage cupboard and space for bedroom items. A door leads trough to the landing.

BATHROOM 7'3" max x 6'3" max

The bathroom bathroom is fully tiled and fitted with a white suite including a pedestal hand wash basin, a low level W.C and a bath with shower over and a glass screen. The room has a rear obscure window which allows natural light to flow through, complimentary vinyl flooring underfoot and a door leads to the landing.

VIEWS

GARDENS AND DRIVEWAY

The property is surrounded by beautifully enclosed and landscaped gardens to three sides, thoughtfully arranged into a variety of separate areas, creating plenty of interest and providing versatile spaces for relaxing, entertaining and enjoying the outdoors.
A particular highlight is the sweeping patterned concrete driveway, providing off-road parking for multiple vehicles and a motor home if required. The driveway is further enhanced by fob activated wrought iron sliding gate, offering both privacy and security.

***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

PARKING
Driveway

RIGHTS AND RESTRICTIONS:
None Known

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

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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.

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. *

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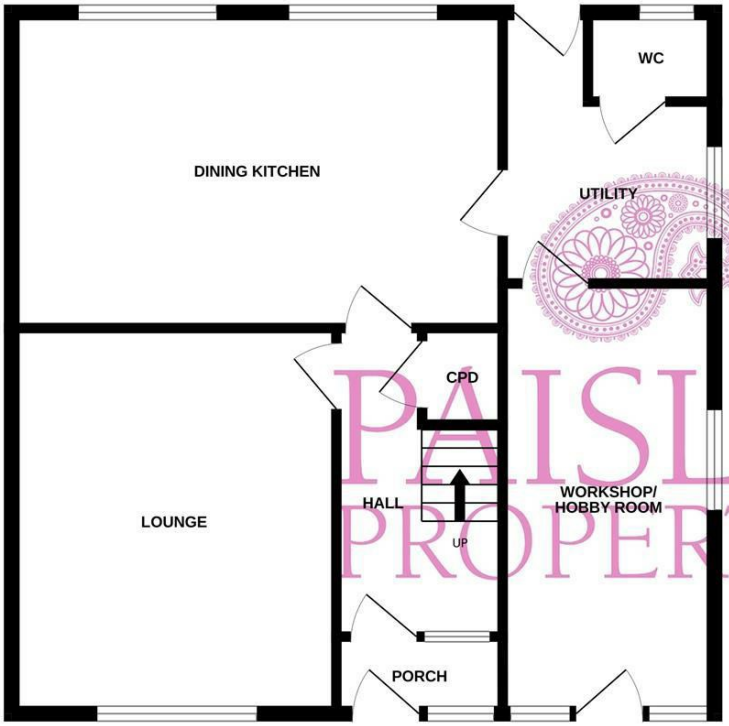
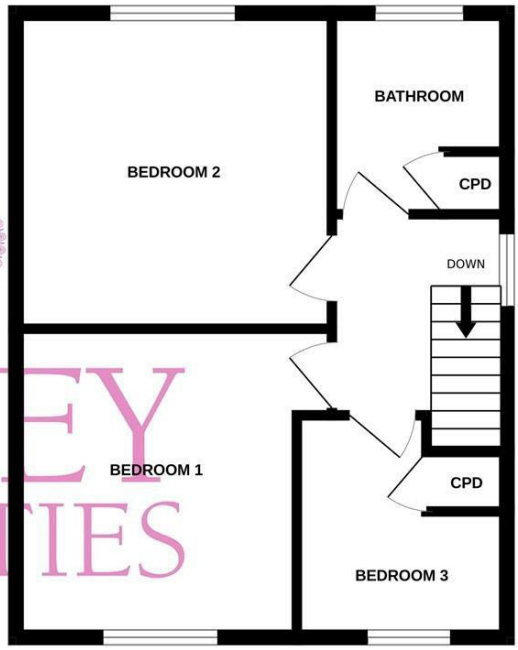
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

GROUND FLOOR



1ST FLOOR



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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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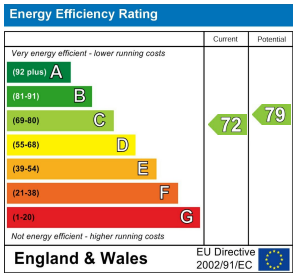

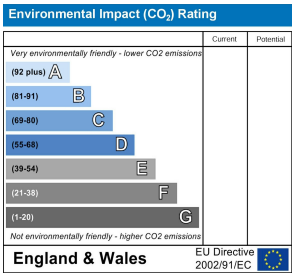

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