



THIS CHARACTERFUL YET CONTEMPORARY THREE STOREY DETACHED PROPERTY OFFERS SPACIOUS AND VERSATILE THREE BEDROOM PLUS OFFICE FAMILY ACCOMMODATION WITH DELIGHTFUL GARDENS OVERLOOKING STREAM IN PLEASANT AND SELECT CUL-DE-SAC WITH PRIVATE GARDENS AND TWO GARAGES.

FREEHOLD/ COUNCIL TAX BAND E/ ENERGY RATING D

## **ENTRANCE HALLWAY**

You enter the property through an attractive 'Rock' door into this generous and welcoming hallway which gives access to both the ground floor and upper floor accommodation including cloaks hanging space, space for freestanding furniture and attractive wood flooring flows underfoot. A turned staircase ascends to the first floor whilst internal doors lead to both the integral single garage with remotely operated door and bedroom one.

## **BEDROOM ONE 17' x 15'8 max**

A superb and extremely spacious double bedroom positioned to the rear of the property with direct access to the side garden through sliding patio doors. The room is neutrally decorated with attractive fitted wood flooring underfoot, fitted wardrobes with further space for freestanding furniture and door giving access to the en suite shower room.

## **EN SUITE 4'9 x 5'6 apx**

Furnished with a contemporary three piece white suite with attractive tiled surround, including a floating wash hand basin with fitted vanity unit beneath, corner shower cubicle with 'rainfall' shower, vertical towel rail radiator and obscured side window.

## **FIRST FLOOR LANDING**

A turned staircase ascends to the first floor having a feature glass and steel balustrade affording a contemporary and stylish feel with further porthole window to the front, access doors to bedrooms and further staircase to upper floor.

## **BEDROOM TWO 8'1 x 17' apx**

A second very generous double bedroom or potential reception space positioned to the side of the property with ample space for freestanding furniture, double glazed windows with views of garden, village green beyond and rear door with steps leading down to the garden space.

## **BEDROOM THREE 17' x 9'4 max**

Located to the front of the property is this cosy yet spacious third double bedroom with space for freestanding furniture and windows to two sides including a feature porthole window.

## **FAMILY BATHROOM 11'6 x 5'4 apx**

This attractive family bathroom is of a good size and fitted with a contemporary four piece suite with Travertine style tiling, walk in shower with fitted screen and rainfall shower, chrome towel rail radiator, recessed ceiling spotighting to ceiling and feature porthole window.

## **STAIRS TO SECOND FLOOR**

Stairs ascend to the second floor fitted with a contemporary glass and steel balustrade giving direct open access to the dining area and door to the kitchen.

## **OPEN DINING AREA 17' x 11'6**

A bright and spacious open plan room having vaulted ceiling with exposed beams, veneered wood flooring underfoot and windows to front, side and rear elevations. The room opens to the snug/office area with further door giving access to the separate kitchen.

## **KITCHEN 11'4 x 8'5 apx**

Forming the central area of the upper floor and being fitted with a comprehensive range of stylish wall, base and drawer units with attractive composite work surfaces, integrated AEG electric oven, microwave grill, ceramic hob, fridge and freezer and a bank of windows to the front elevation.

## **STUDY/SNUG AREA 11'4 x 8'3 apx**

Being open plan from the dining area is this superb multi-purpose area currently presented as a snug/music room but offering a variety of potential uses including study space. Having a bank of windows to the rear and steps leading down to the living area.

### **LIVING AREA 17' x 13'1 apx**

This light and airy living space positioned to the side includes a vaulted ceiling with exposed beams, feature fitted recessed living flame gas fire, space for free standing furniture and windows to three sides including feature arched windows to the alcoves.

### **GARAGE WITH MEZZANINE OFFICE/GYM 17' x 9'10 max**

Attached to the property at the side and having remotely operated up and over door the lower floor affords a useful second single garage space with power, lighting and timber staircase leading to an upper level mezzanine with wood effect flooring underfoot, fitted radiator and Velux style roof light. Currently presented as a gym this versatile space may offer a host of potential uses including office space or games room.

### **SIDE GARDEN**

Accessed via gates to both the front and rear is this delightful enclosed side garden affording a tranquil retreat overlooking a stream including a paved patio with space for outdoor seating and lower composite decking providing further low maintenance summer entertaining space with attractive glass balustrade with views over stream and fields beyond. Access leads from the ground floor and steps from the first floor bedroom two.

### **EXTERNAL, FRONT AND GARAGES**

The property is approached by a shared lane leading to the attached garage and proceeding under the archway leading to the second integral garage with access from both front and rear to the private side garden.

### **RIVERSIDE VIEWS**

The property occupies a delightful backwater setting overlooking New Mill Dike affording a charming wooded backdrop.

## **\*MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band E

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garages x 2

RIGHTS AND RESTRICTIONS:

Pedestrian access over neighbour's land to rear, access to garden.

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the main property -

There have been structural alterations to the attached garage by way of mezzanine loft space to the roof space

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.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - TBC

ENVIRONMENT:

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

## **AGENT 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.

## **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. \*

## **PAISLEY**

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.

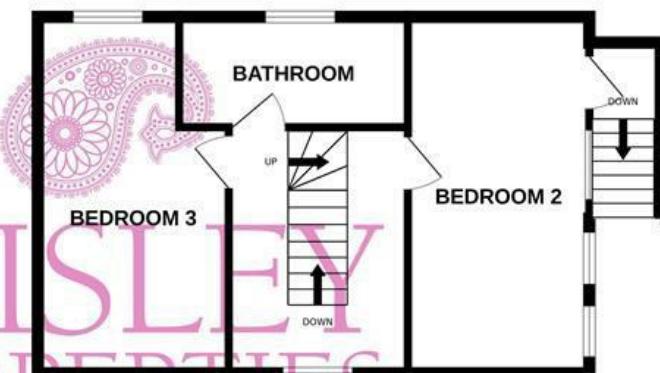
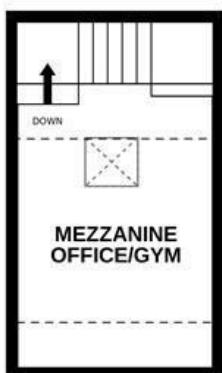
## **SURVEY TEXT**

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.

## 2ND FLOOR

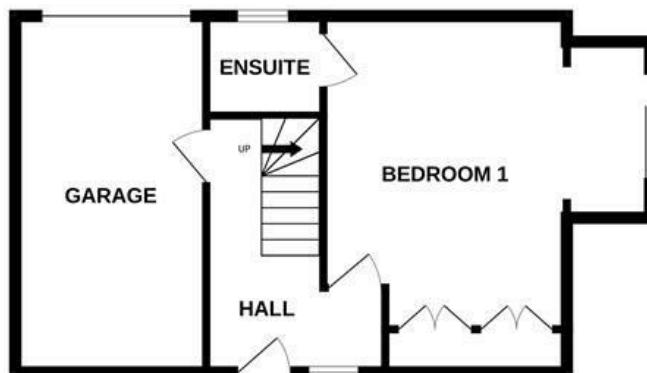
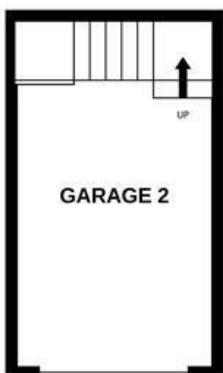


## 1ST FLOOR



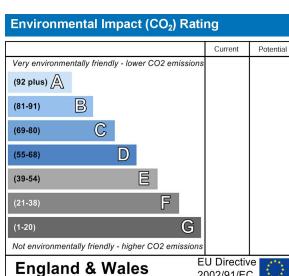
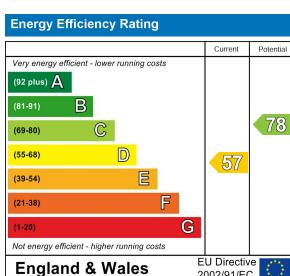
# PAISLEY PROPERTIES

GROUND FLOOR



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.

Made with Metropix ©2025



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Maplewell Office:  
4 Blacker Road,  
Maplewell, S75 6BW  
t: 01226 395404

PAISLEY  
PROPERTIES