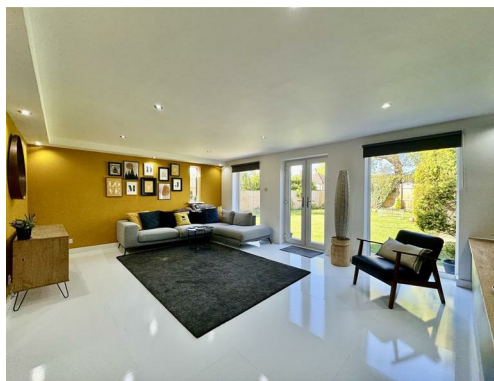


"The Vicarage" 150 Fleminghouse  
Lane,

OFFERS AROUND  
£550,000

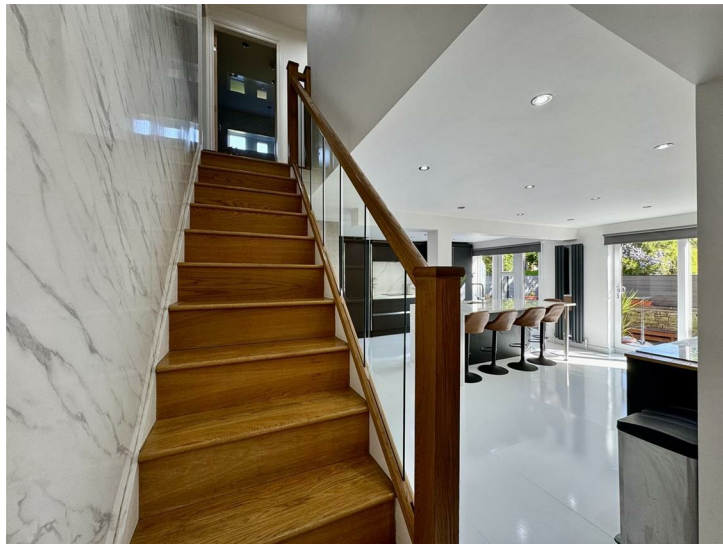
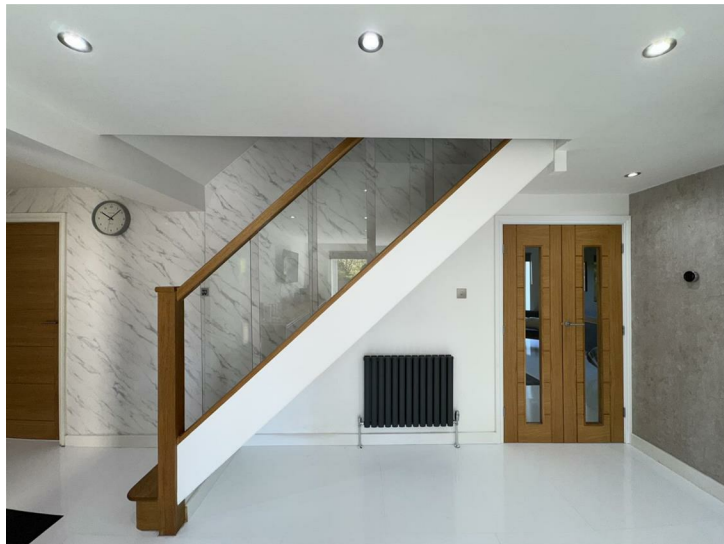


IMMACULATLY PRESENTED THROUGHOUT THIS STYLISH 4/5 BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, A STUNNING BREAKFAST KITCHEN, LARGE WELL MAINTAINED REAR GARDEN, GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

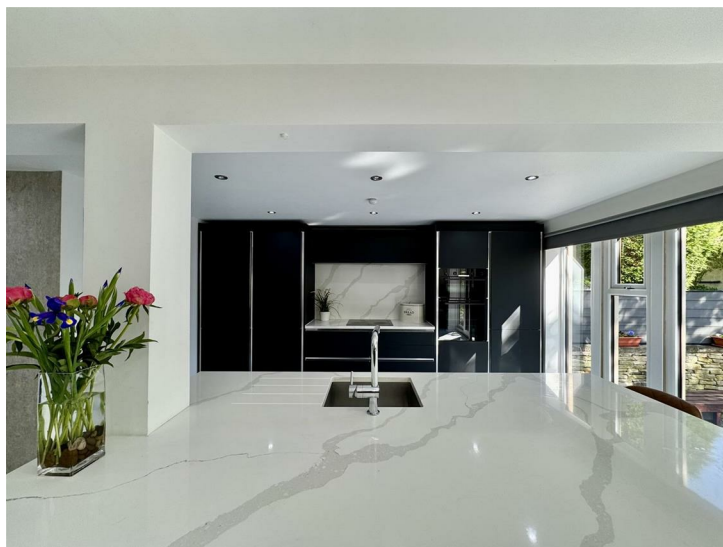
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## ENTRANCE VESTIBULE



You enter the property through a stainless steel door with vertical side window into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. Stunning white gloss laminate flows throughout, spotlights adorn the ceiling, a solid oak staircase with glass balustrade and marble effect panelling ascends to the first floor landing and doors lead through to the cloakroom, study and the entrance flows through to the breakfast kitchen.

## BREAKFAST KITCHEN 20'0" max x 18'7" max



This stunning dining kitchen really is the heart of the home, natural light floods through the double windows and sliding patio doors. Boasting great entertaining space and fitted with a range of high specification black matte wall and base units, appealing quartz work surfaces with complementary up-stands. Integrated appliances include a Bosch electric oven with grill, NEFF four ring induction hob with extractor fan over, fridge freezer, dishwasher. A large complimentary breakfast bar and storage island has an inset sink with chrome Grohe mixer tap and provides additional space to dine and completes the kitchen area. To the far side of the kitchen is extra work and cupboard space, with beautiful white gloss laminate flooring throughout and spotlighting to the ceiling. An opening leads through to the utility room and double doors open to the living room.



## UTILITY ROOM 7'1" max x 5'4" max



This handy utility with sensor spot lighting is fitted with black matte wall and base units, contrasting roll top work surfaces and a stainless sink and drainer with mixer tap over. There is space and plumbing for a washing machine, space for an extra fridge freezer, white gloss laminate flooring underfoot and an opening leads back through to the breakfast kitchen.

## LIVING ROOM 19'10" max x 14'0" max



This beautifully presented and spacious reception room has ample space for living room furniture, a fitted media unit, two sets of floor to ceiling windows and patio doors allows natural light to flood through and offers fantastic views over the rear garden. White gloss laminate flooring flows throughout, spotlights adorn the ceiling and double doors lead back through to the breakfast kitchen.

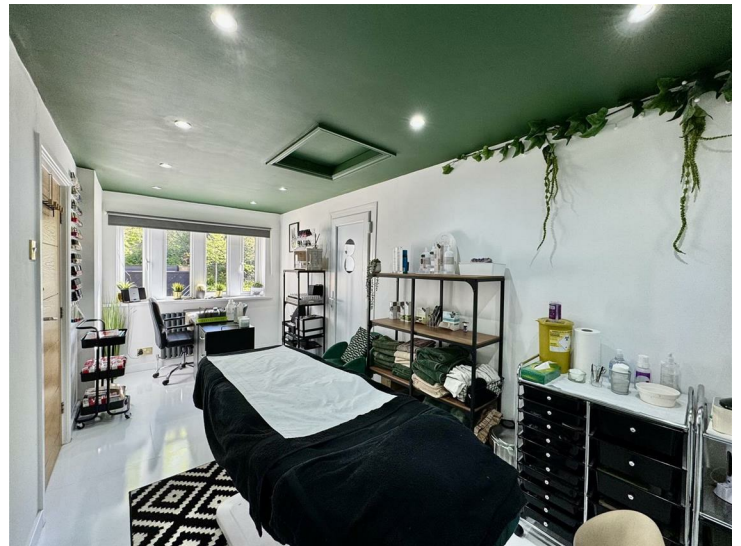
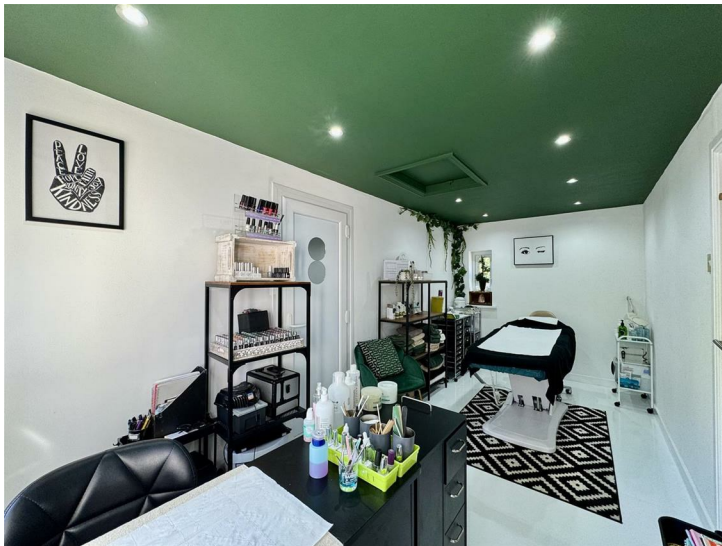


### **CLOAKROOM/WC 8'5" max x 5'9" max**



A useful area to store outdoor clothing and shoes which leads through to a stylish ground floor wash room comprising of a circular counter top hand wash basin with waterfall mixer tap, fitted low flush W.C and vanity unit, anthracite radiator, spotlights to the ceiling, white gloss flooring and a door leads through to the entrance hallway.

### **STUDY/ PLAYROOM/ BEDROOM FIVE 16'10" max x 7'8" max**



This versatile space is currently used as a treatment room but could also be used as an office, snug or fifth bedroom. With white gloss laminate flooring underfoot, anthracite radiator, spotlights to the ceiling, dual aspect windows and doors lead through to the garage and back through to the entrance vestibule.

### **FIRST FLOOR LANDING**

A solid oak staircase with glass balustrade ascends to the first floor landing with a marble effect panelled wall, oak laminate flooring runs throughout the first floor and doors lead through to four bedrooms and the bathroom.

## BEDROOM ONE 14'0" max x 11'7" max



Positioned to the rear of the property, with windows overlooking the garden is this tastefully decorated and generous size bedroom with ample space for freestanding furniture and two banks of fitted wardrobes. Oak flooring flows underfoot, there are spotlights to the ceiling. Doors lead to the ensuite shower room and to the landing.

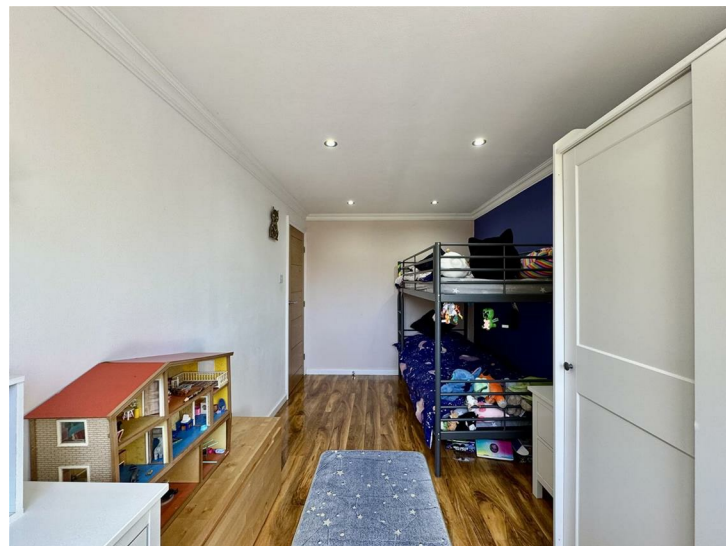


### **EN SUITE SHOWER ROOM 8'2" max x 7'9" max**



This attractive ensuite comprises of a three piece white suite with rear obscure window, vanity storage, a counter top circular sink and mixer tap, low flush W.C and a corner shower with sliding glass screen. Partially tiled walls with complimentary tile flooring, spotlights to the ceiling and a door leads through to bedroom one.

### **BEDROOM TWO 11'8" max x 9'2" max**



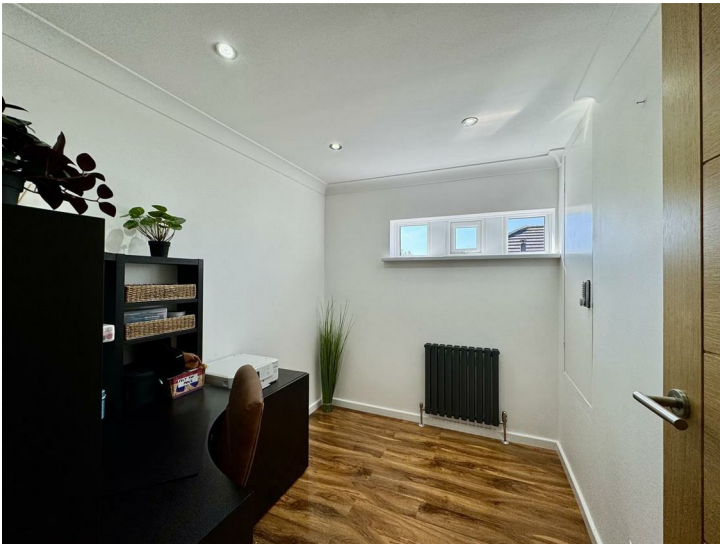
This good sized double bedroom is situated at the front of the property and has plenty of space for freestanding furniture. Laminate flooring underfoot, spotlights to the ceiling and a front facing window has a lovely view over the driveway and tree lined street beyond and a door leads through to the landing.

### **BEDROOM THREE 14'2" max x 7'9" max**



Another double bedroom positioned at the front of the property with laminate flooring, spotlights to the ceiling, ample space for freestanding furniture and a door leads to the landing.

### **BEDROOM FOUR 8'4" max x 6'9" max**



Currently used as a home office, this bright single bedroom is positioned to the side of the property with integrated storage, laminate flooring, spotlights to the ceiling and a door leads through to the landing.

## HOUSE BATHROOM 11'6" max x 7'9" max



This contemporary bathroom is fitted with a white three piece suite comprising of a bath with shower over and glass screen. Vanity unit with counter top hand wash basin with mixer tap and a low level W.C. The room is partially tiled with attractive wall tiles and complimentary tile underfoot and a chrome heated towel rail. There is a side facing horizontal obscure glazed window, spotlights to the ceiling and a door leads through to the landing.

## REAR GARDEN



This lovingly landscaped garden can be accessed through the living room patio doors, garage or a side passage at the side of the property. This sizeable and enclosed garden has a range of spaces to enjoy which include a patio area which offers entertaining space for Al fresco dining, barbecues and room for garden furniture, large sweeping lawn area, a timber outbuilding with electric supply, rockery plants, shrubs, bushes, trees and established flower beds. The rear garden also benefits from a triple electric point and a water tap.



## EXTERNAL FRONT GARAGE AND DRIVEWAY



To the front of the property is a large electric sliding solid aluminium gate with intercom system, a sweeping tarmac and gravel driveway which has room for multiple vehicles, to the side of the drive way is a path to the rear of the property and to the front is a porch with spotlighting. The attached single garage provides light, power and an up and electric door and could also be used as a workshop.



## **\*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 A

PROPERTY CONSTRUCTION:  
Stone

PARKING:  
Garage / Driveway

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**

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.

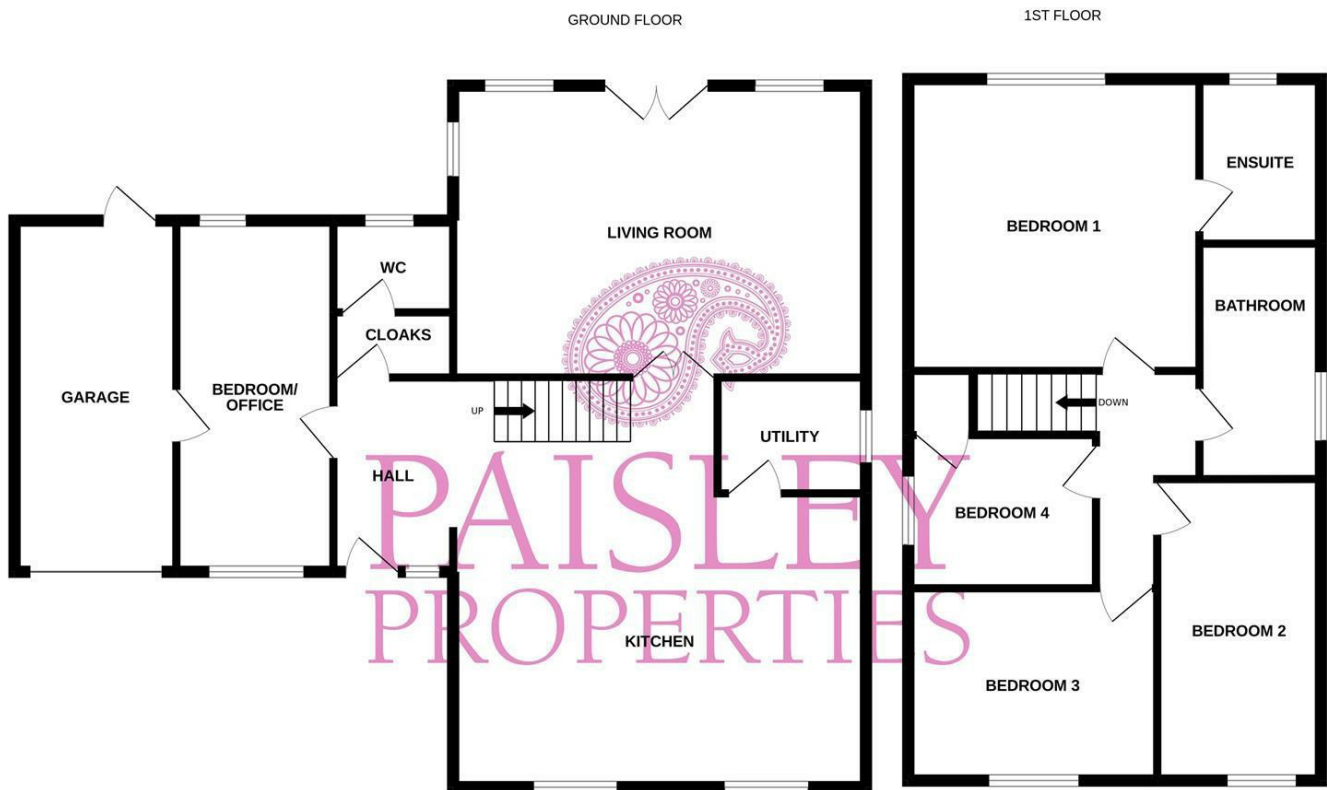
## **MORTGAGES**

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 PROPERTIES**

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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

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**PAISLEY**  
PROPERTIES