2 Eastfield Drive, Kirkburton HD8 0XA

OFFERS AROUND £390,000

THIS WELL PRESENTED DETACHED FOUR BEDROOM FAMILY HOME OFFERS SPACIOUS ACCOMMODATION THROUGHOUT AND BOASTS A LOVELY SOUTH FACING GARDEN, GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY PROPERTIES

PORCH 5'4" apx x 3'11" apx

You enter the property through a white uPVC door into a welcoming porch which offers space to remove and store outdoor clothing on arrival. Practical coir matting runs underfoot and a door leads to the lounge.

LOUNGE 14'0" apx x 17'10" apx

Located to the front of the property with a lovely large bay window looking out to the street and flooding the room with light, this contemporary lounge has practical wood effect flooring underfoot and a log burner creating a focal point in the room. There is ample space to accommodate lounge furniture and extra space under the staircase creating a perfect home for freestanding furniture items. A carpeted staircase with a glass and oak balustrade ascends to the first floor and doors lead to the porch and dining kitchen.

DINING KITCHEN 10'9" apx x 17'10" apx

This fabulous dining kitchen is light and airy courtesy of two large windows looking out to the garden, the kitchen area is fitted with oak effect base and wall units, dark gloss laminate worktops and upstands and a corner stainless steel one and a half bowl sink with drainer and mixer tap. Cooking facilities comprise an electric hob with a stainless steel extractor fan over, a single electric oven and an integrated microwave. Integrated appliances include a tall fridge freezer and a dishwasher. There are recessed spotlights and spotlight fittings to the ceiling and slate tile effect laminate flooring runs underfoot. There is ample space for a good sized dining table in the dining area. Doors lead to the lounge and utility room.

UTILITY 7′7″ apx x 5′8″ apx

This practical utility room is fitted with a laminate worktop with space and plumbing underneath for a washing machine. Practical metal effect vinyl flooring runs underfoot, A window looks out to the garden. A part glazed uPVC door leads to the garden and doors lead to the dining kitchen, downstairs WC and garage.

DOWNSTAIRS WC 5′8″ apx x 6′10″ apx

This handy downstairs WC is fitted with a white compact hand wash basin with chrome taps and a matching low level WC. Grey tiles adorn the walls and dark grey tile effect laminate flooring runs underfoot. A chrome heated towel radiator completes the room. An obscure window allows natural light to enter and a door leads to the utility room.

FIRST FLOOR LANDING 9'1" apx x 7'10" apx

A carpeted staircase with a modern glass and oak balustrade ascends to the first floor landing where there is a hatch to access the loft and doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 10'9" apx x 13'10" apx

Positioned to the front of the property with a large window looking out over the street, this fabulous double bedroom benefits from sliding fitted wardrobes to one wall. There is ample space for further items of bedroom furniture. A door leads to the landing.

BEDROOM TWO 9′6″ apx x 12′2″ apx

Spanning the full depth of the property and benefitting from not only a window looking out into the garden but also a set of French doors which open onto a lovely balcony perfect for sitting out and enjoying a morning coffee whilst watching the world go by, this tastefully decorated double bedroom has ample space for freestanding items of bedroom furniture. A door leads to the landing.

BEDROOM THREE 11′2″ apx x 9′8″ apx

Enjoying garden views from its window, this third neutrally decorated double bedroom has ample space for items of bedroom furniture. A door leads to the landing.

BEDROOM FOUR 7'7" apx x 7'10" apx

This fourth bedroom is a good size with neutral décor and space for a single bed and associated items of bedroom furniture. A door leads to the landing.

HOUSE BATHROOM 6'9" apx x 8'0" apx

This contemporary bathroom is fitted with a P shaped bath with a thermostatic mixer shower over with protective glass screen and a range of beech vanity furniture incorporating cupboards with a wash basin and concealed cistern WC. The room is partially tiled with white tiles with a decorative border and dark grey tile effect laminate flooring and there is a built in alcove with shelving for storing bathroom essentials.. A Victorian style heated towel radiator and a flush light fitting complete the scheme. An obscure window allows natural light to enter and a door leads to the landing.

FRONT, GARAGE & PARKING

To the front of the property is an open lawned garden with a large tree and a driveway sitting in front of an integral garage with an up and over door, light and power. A personnel door leads from the back of the garage into the utility room. There is also potential for a further driveway around the side of the property suitable for a caravan or campervan which already has a drop kerb but the opening has been fenced over for the time being.

REAR GARDEN

To the rear of the property is a wrap around garden with a paved area for patio furniture edged by planted flower beds and a generous lawn which wraps around the side of the property where there is a shed for storing garden items.

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 D

PROPERTY CONSTRUCTION:
Standard

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
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1800Mps Download and 220Mbps upload.

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 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.

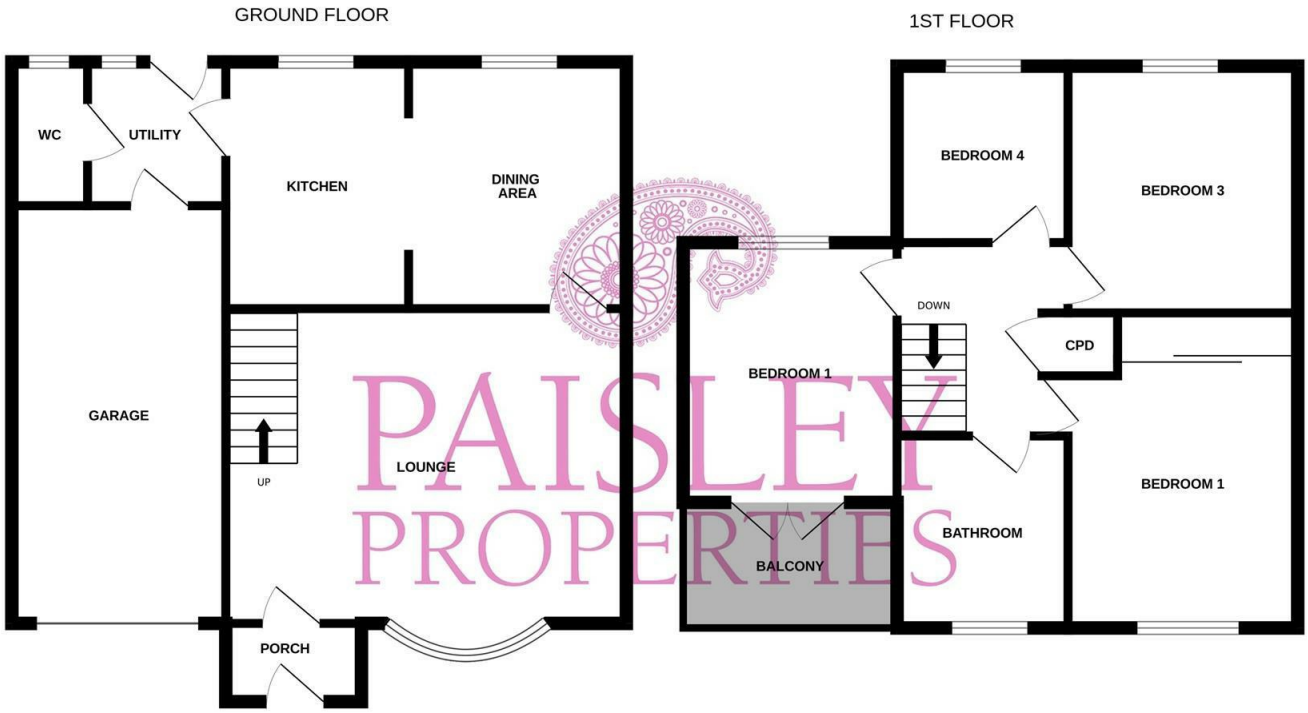
PAISLEY PROPERTIES

Paisley 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 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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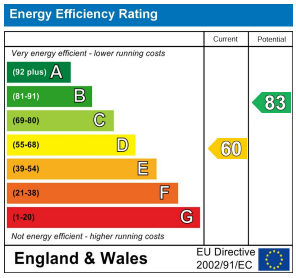

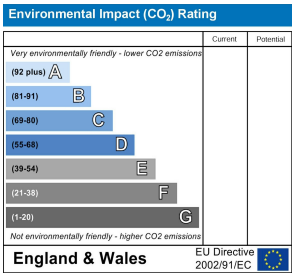

www.paisleyproperties.co.uk

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

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

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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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