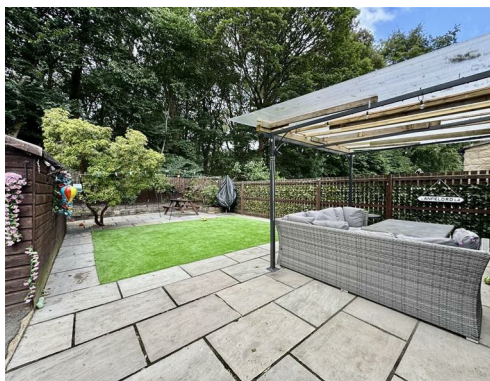


32 Broadgate Crescent,
Almondbury HD5 8HU

OFFERS AROUND
£287,500



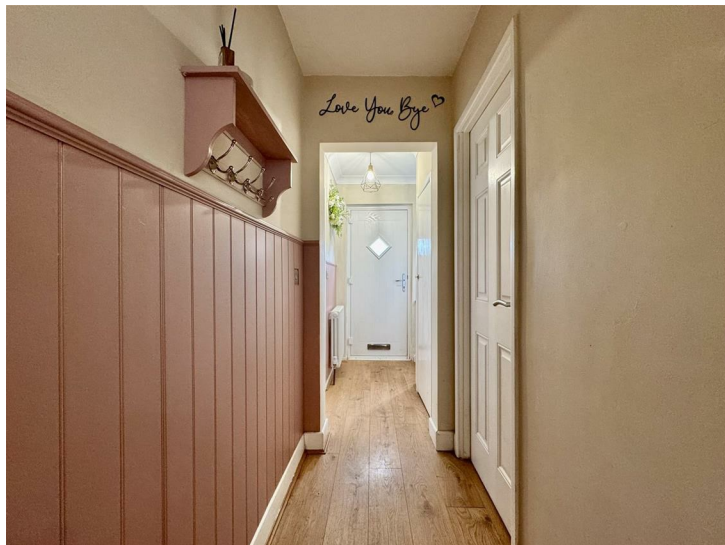
THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, BEAUTIFULLY MAINTAINED GARDENS AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into this welcoming entrance hallway which really does set the scene for the accommodation on offer. With panelled walls, laminate flooring underfoot and doorways leading through to the dining kitchen, living room and a utility room with. A staircase ascends to the first floor landing.



LIVING ROOM 17'3" max x 12'5" max

This generous size living room is well presented and has ample room for freestanding furniture. The focal point of the room is an inset fireplace housing a flame effect electric fire. Laminate flows underfoot, patio doors open to the garden room and a door leads back through to the entrance hallway.



DINING KITCHEN 17'2" max x 10'11" max

This attractive and dual aspect dining kitchen really is the heart of the home, boasting great views over the garden. The kitchen itself is fitted with a range of gloss wall and base units, contrasting work surfaces with matching upstands and a stainless steel sink with a boiling water mixer tap over. Integrated appliances include a dishwasher, double electric oven, microwave oven and a five ring gas hob with extractor above. There is space for a freestanding fridge freezer. A peninsula breakfast bar provides space for informal dining and there is space for a dining table and chairs if desired. Laminate flooring flows throughout and spotlighting adorns the ceiling. Doors lead through to the garden room and back to the entrance hallway.



GARDEN ROOM 11'8" max x 9'4" max

Flooded with natural light and having sliding glazed doors which open to the garden, this great addition offers space for formal dining and entertaining. There is practical laminate flooring underfoot and doors open to the living room and the dining kitchen.



UTILITY ROOM 5'10" max x 4'1" max

Accessed from the entrance hall is this handy utility room which has plumbing for a washing machine and space for a condenser dryer. A louvre style storage cupboard provides room for household items and a door opens to the W.C.



GROUND FLOOR W.C 5'10" max x 2'11" max

This modern cloakroom has a white suite comprising of a vanity hand wash basin with mixer tap and a low level W.C. The room has an inset storage space, vinyl flooring and a door leads through to the utility room.



FIRST FLOOR LANDING

From the entrance hallway stairs ascend to the light and airy first floor landing which has a front feature window. A hatch with a pull down ladder gives access to the part boarded loft and doors lead to three double bedrooms and the family bathroom.

BEDROOM ONE 12'7" max x 10'11" max

A spacious double bedroom with views over the rear garden. The room has laminate flooring and ample space for bedroom furniture. A door leads to the landing.



BEDROOM TWO 12'2" max x 9'7" max

This superb double bedroom positioned at the front of the property with pleasant views over the street scene below is beautifully decorated and has ample room for freestanding furniture. A door leads to the landing.



BEDROOM THREE 11'1" max x 8'8" max

Currently used as a home office, this neutrally decorated double bedroom has laminate flooring underfoot and views over the garden. There is space for freestanding bedroom furniture and a door leads to the landing.



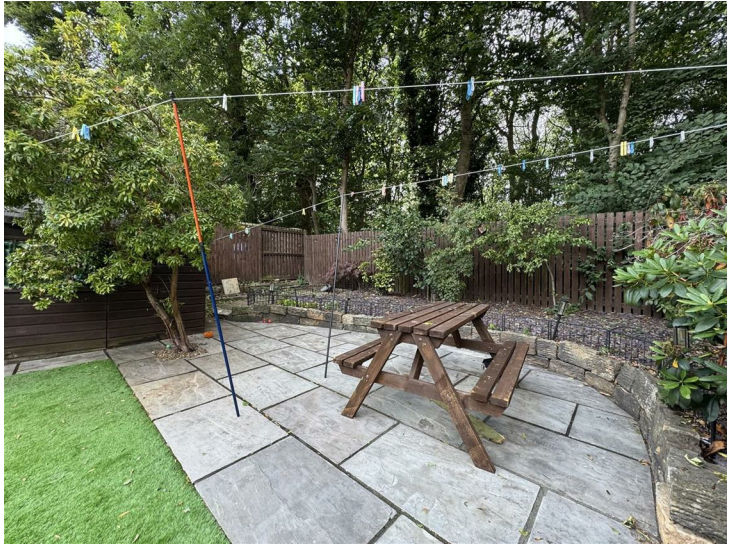
BATHROOM 8'6" max x 7'11" max

This contemporary bathroom is fitted with a four-piece suite, including a freestanding Jacuzzi style bath with mixer tap, a large corner waterfall shower with glass screen, porcelain hand wash basin with mixer tap sat on a vanity unit and a low level W.C. The room is fully tiled with complimentary tile flooring underfoot, a chrome towel radiator and spotlighting to the ceiling. Two side obscure windows allow light to flow through and a door leads to the landing.



REAR GARDEN

This beautifully presented garden offers a range of spaces to enjoy and can be accessed through the garden room patio doors or from the driveway. Adjoining the property is a patio area with a canopy offering entertaining space for Al fresco dining, barbecues and room for garden furniture. There is a central artificial lawn and a lovely rear patio with raised flower bed borders. There is ample space for a timber outbuilding if desired.





EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a well maintained lawn area with low stone wall, raised flower beds and ideal for pots and planters. A pathway leads to the front door, a driveway provides parking for multiple vehicles and leads down the side of the house to a timber gate which opens to the rear garden.





***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
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.

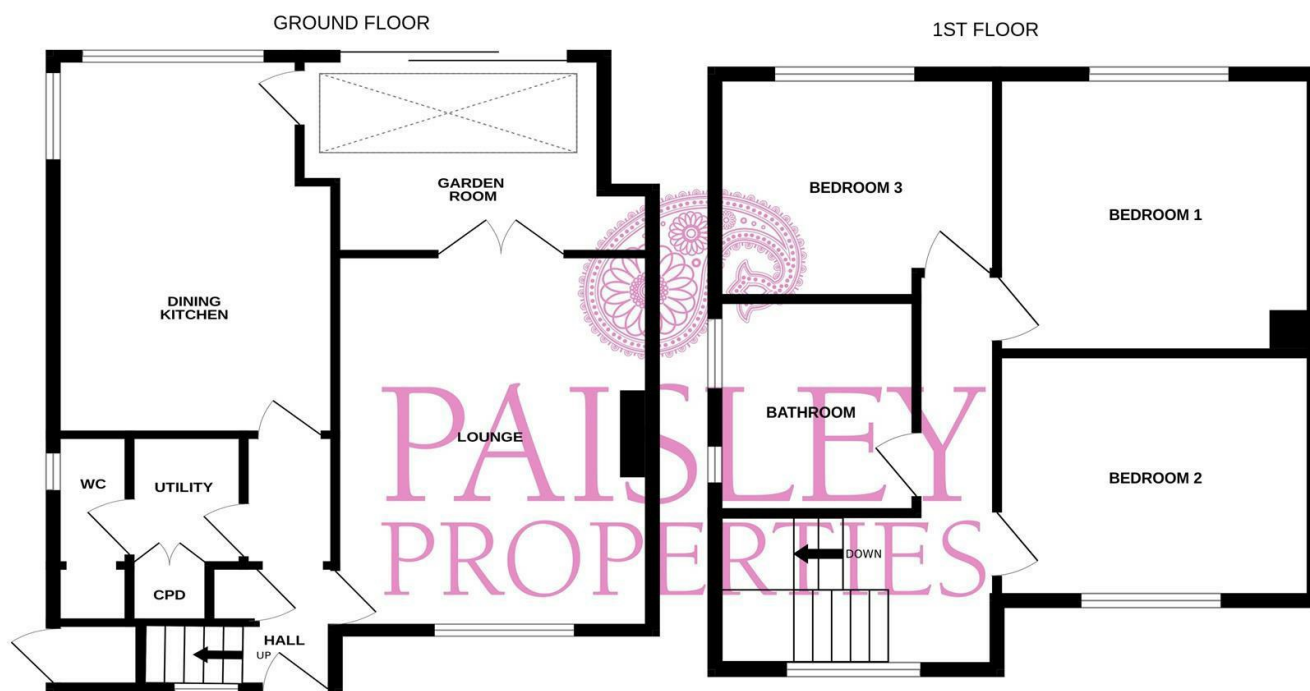
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

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.

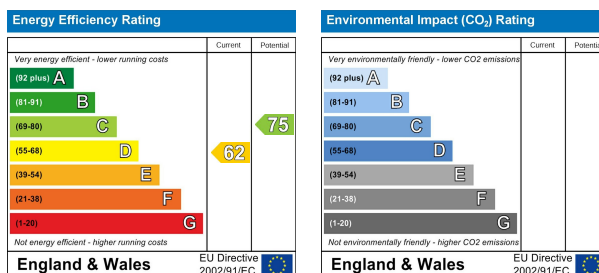
SURVEY TEXT

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 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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PAISLEY
PROPERTIES