15 Birkhead Close, Kirkburton HD8 0GR

OFFERS AROUND £295,000













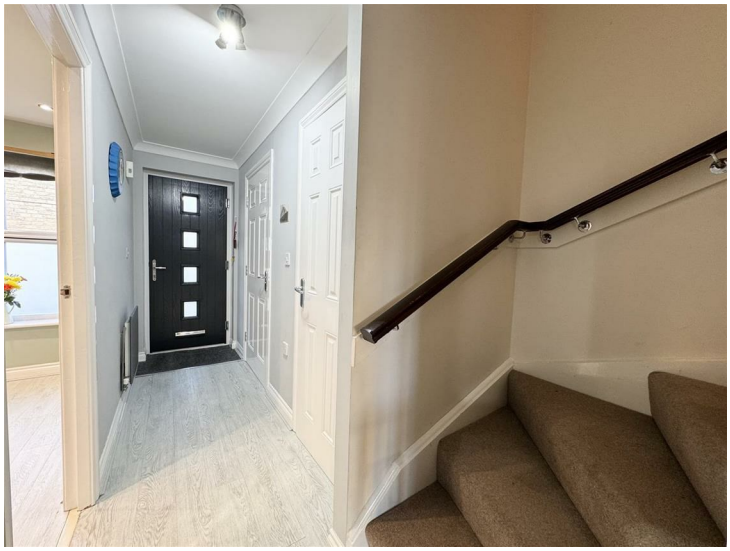


A WELL PRESENTED THREE BEDROOM TOWN HOUSE WITH SPACIOUS ACCOMMODATION THROUGHOUT, REAR ENCLOSED GARDEN, DRIVEWAY AND PARKING.
FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY PROPERTIES

ENTRANCE HALLWAY 3′4″ apx x 13′5″ apx





You enter the property through a part glazed modern composite door into a welcoming entrance hallway which has space to remove outdoor clothing on arrival. Practical pale grey wood effect laminate flooring runs under foot. A carpeted staircase ascends to the first floor and doors lead to the kitchen, living room, downstairs WC and a large built-in cupboard perfect for storing coats and shoes.

KITCHEN 6′1″ apx x 12′9″ apx





Located to the front of the property with a window looking out to the street, this modern kitchen is fitted with a range of walnut effect base and wall units, dark laminate worktops, green mosaic tiled splashbacks and a stainless steel one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise a full burner gas hob with a concealed extractor fan over and a single electric fan oven. There is space and plumbing for both a washing machine and dishwasher and also space for a tall fridge freezer. Pale grey laminate flooring runs under foot and there are spotlights to the ceiling. A door leads to the hallway.

LIVING ROOM 16'2" apx x 12'10" max





This lovely spacious living room can be found to the rear of the property and boasts French doors leading out to the attractive garden. There is ample space to accommodate both lounge and dining furniture and an electric fire in a wooden surround with marble effect hearth creates a lovely focal point in the lounge area. A large under stairs cupboard provides storage for household items. Tasteful décor and pale wood laminate flooring complete the room. A door leads to the hallway.





DOWNSTAIRS WC 2′8″apx x 6′1″ apx





Handily located just inside the front door and tastefully decorated in green tones, this downstairs cloakroom is fitted with a white and beech effect vanity unit incorporating a cupboard for storage and a hand wash basin with chrome taps alongside a matching low-level WC. Patterned tiles create an attractive splashback and wood effect vinyl flooring runs under foot. An obscure window allows natural light to enter and a door leads to the hallway.

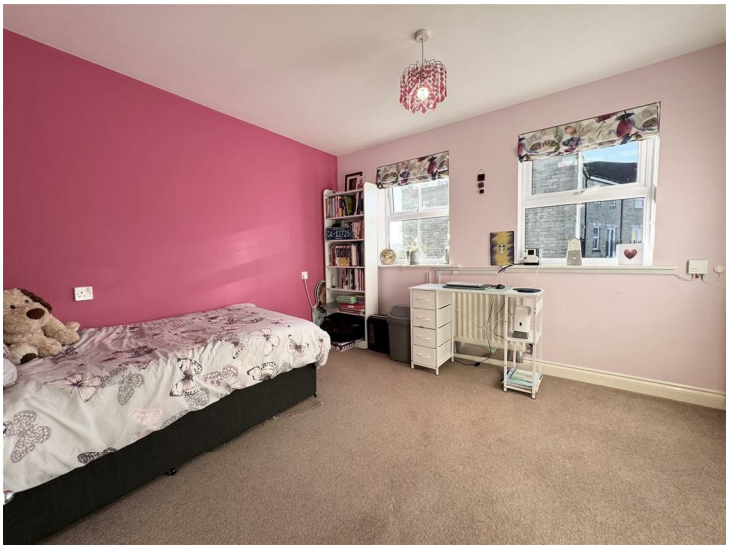
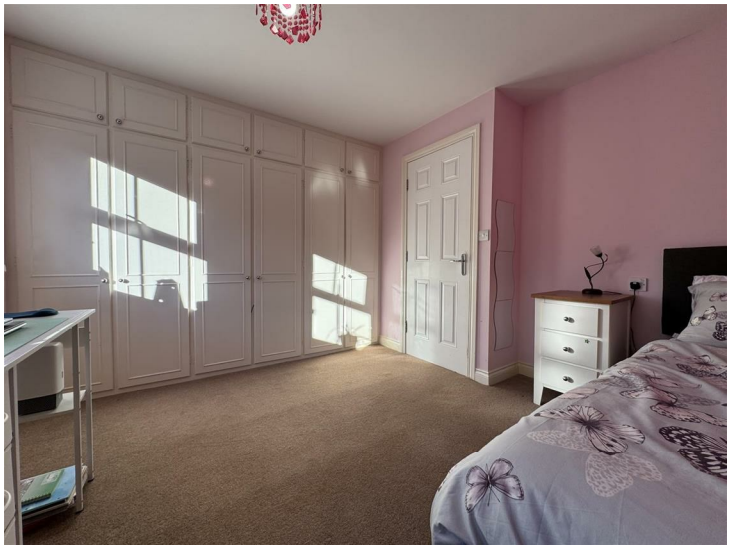
FIRST FLOOR LANDING 3′4″ apx x 9′5″ apx





A carpeted staircase with a wooden handrail ascends to the first floor landing which has a further staircase ascending to the second floor and doors leading to two double bedrooms and the family bathroom.

BEDROOM TWO 10'11" apx x 10'8" apx to wardrobes

Simply flooded with natural light from two windows which look over the quiet street is this spacious double bedroom. White painted fitted wardrobes to one wall allow a great amount of storage and there is further space to accommodate items of freestanding bedroom furniture. A door leads to landing.

BEDROOM THREE 11'6" apx x 12'11" apx




This second double bedroom has a rear facing window looking out over the garden and has ample space to accommodate freestanding items of bedroom furniture. A door leads to the landing.

FAMILY BATHROOM 6'3" apx x 6'3" apx




This modern bathroom is fitted with a white three piece suite comprising a bath with a shower mixer tap, a white beech effect vanity unit to one wall incorporating shelving and cupboards for storage with a hand wash basin with chrome mixer tap and a matching low level WC. Wood effect vinyl flooring runs underfoot. A door leads to the landing.

MASTER BEDROOM 12'10" apx x 14'4" apx




Nestled in the eaves with sloping ceilings and windows to dual aspects, this master suite is of good proportions and neutrally decorated. A built in cupboard houses the hot water cylinder and offers some storage. An arch leads through to the dressing room and a door leads to the landing.

DRESSING ROOM 6'3" apx x 10'4" apx




This fabulous dressing area is filled with natural light from a large Velux window and has ample space for freestanding wardrobes. A hatch gives access to the loft. An archway leads through to the bedroom and a door leads to the ensuite shower room.

ENSUITE SHOWER ROOM 6'3" apx x 6'8" apx




This modern shower room is fitted with a step in double shower enclosure equipped with a rainfall shower, a dark grey vanity unit with cupboards and shelving and a hand wash basin with waterfall tap, alongside a low level WC. Attractive tiles in grey tones adorn the walls and there is carpet underfoot. A floor to ceiling built in cupboard creates the perfect storage space for towels and bathroom essentials. An anthracite heated towel rail and spotlights complete the room. Natural light floods in from a large Velux window and a door leads to the dressing room.

FRONT, GARAGE & PARKING

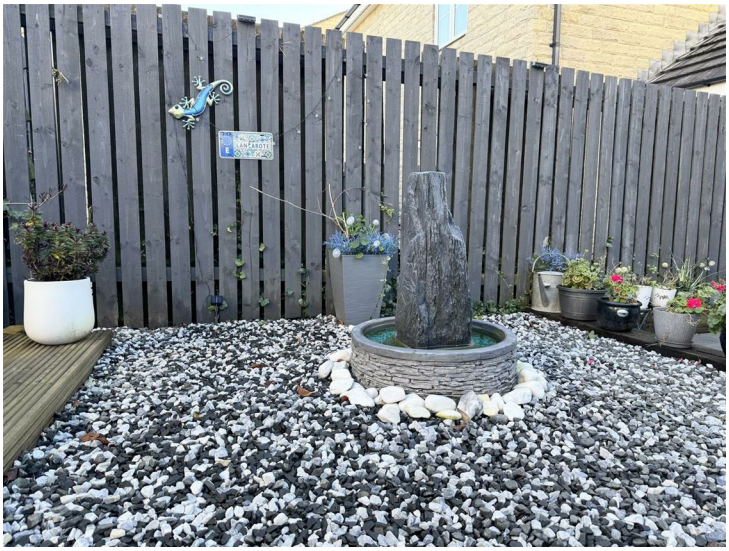
To the front of the property is an attractive garden area with a path leading up to the front door. The adjoining single garage has an up and over door, light and power, storage in the eaves and a personnel door which leads out to the garden. A single driveway sits in front of the garage.

REAR GARDEN





To the rear of the property is a landscaped garden which has been designed to be low maintenance having artificial lawn, an attractive water feature and both decked and paved patio areas for seating.





MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway / Electric car charging point

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.

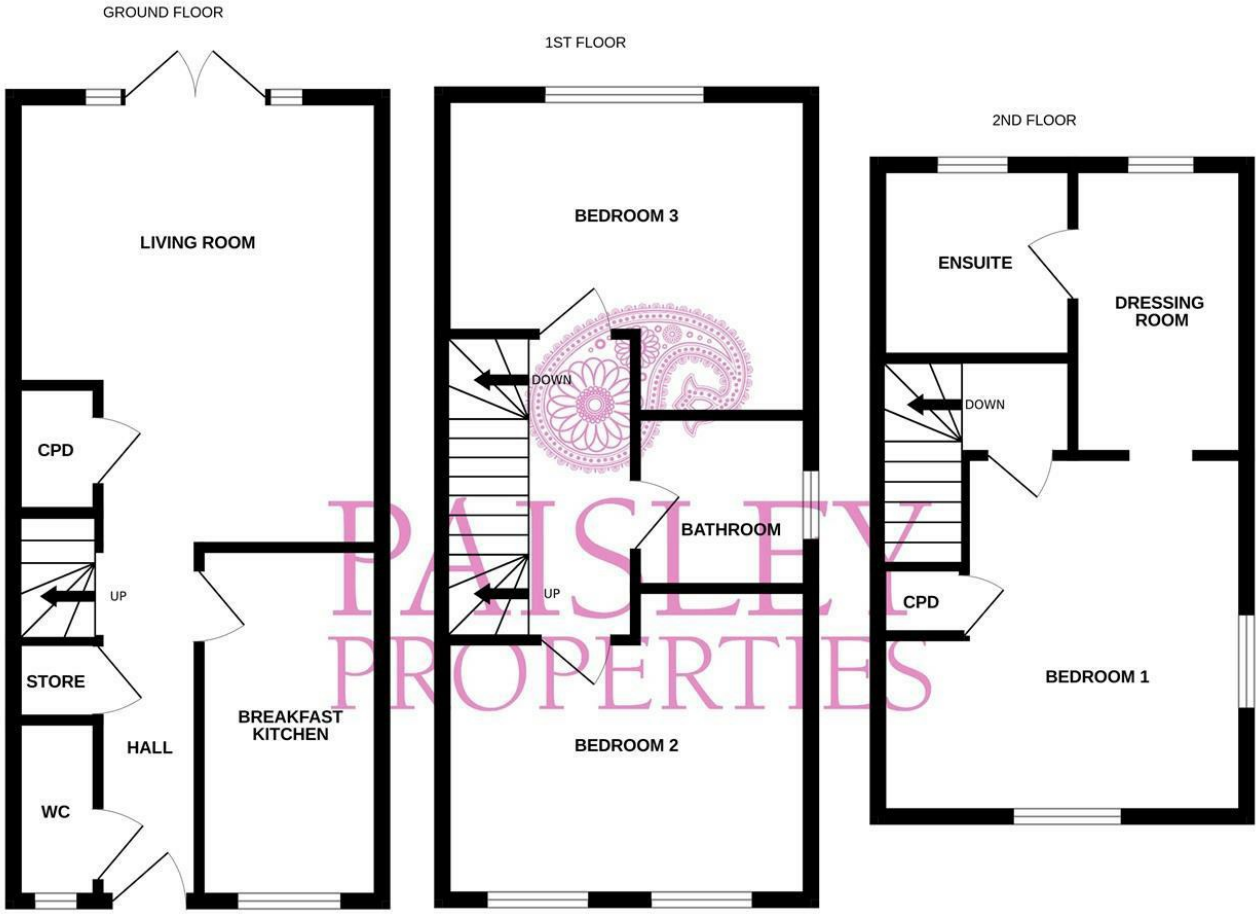
UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up1800 Mbps download and 220Mbps upload

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

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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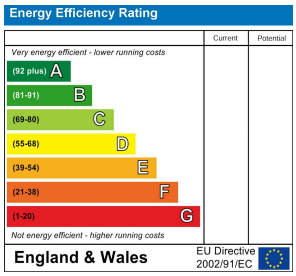

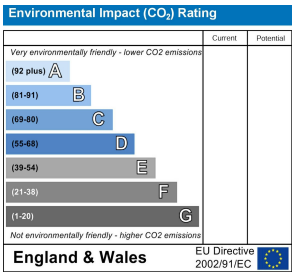

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