5 Grenoside View, Kirkburton HD8 0GT

OFFERS AROUND £285,000















THIS WELL PRESENTED THREE STOREY TOWN HOUSE IS DECEPTIVELY SPACIOUS AND BOASTS DRIVEWAY PARKING AND AN ENCLOSED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY PROPERTIES

SUMMARY

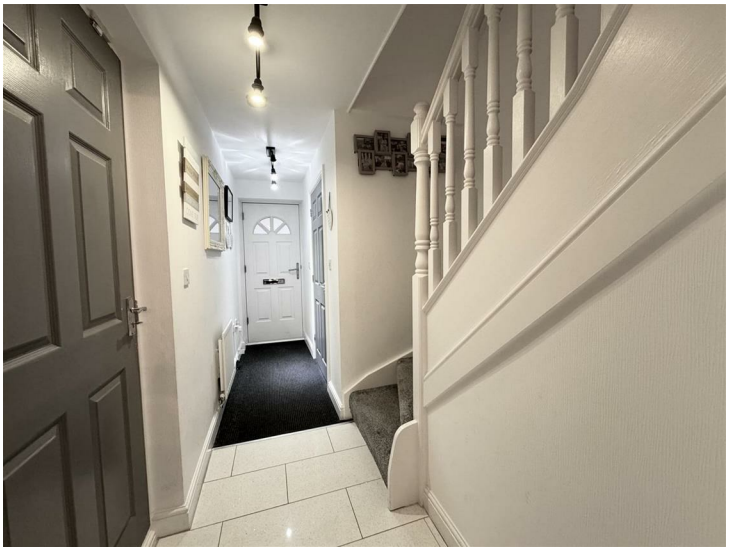
This superb town house offers well presented spacious accommodation over three floors on a well regarded development in the sought after village of Highburton. It briefly comprises:- entrance hall, dining kitchen, family room / ground floor bedroom, and downstairs WC, to the first floor there is a lounge, bedroom with adjoining office and on the second floor is the master bedroom with ensuite and a further double bedroom and house bathroom. There is parking to the front and a lawned rear garden with patio areas and a garden shed for storage. Highburton is an extremely popular semi-rural village with local shop and pub and the extra amenities of Kirkburton village are a short walk away too. Countryside walks are just on the doorstep. The property is well placed for commuting having good transport links to nearby towns and easy access to the motorway network for journeys further afield.

ENTRANCE HALLWAY 3′0″ apx x 14′2″ apx

You enter the property through a composite door into a welcoming hallway which has practical hardwearing matting at the entrance and polished white tiling continuing through to the WC and dining kitchen. A carpeted white spindled staircase ascends to the first floor and doors lead to the ground floor lounge, dining kitchen and WC.

DOWNSTAIRS WC 3′2″ apx x 6′6″ apx

Handily located just inside the property's front door this downstairs cloakroom is fitted with a white corner handwash basin with chrome taps and a matching low level WC. Beige rustic style mosaic tiles serve as a splashback behind the wash basin and create a feature running up one corner of the room. Polished sparkly white tiles run underfoot. An obscure window allows natural light to enter and a door leads to the entrance hallway,





FAMILY ROOM/ BEDROOM FOUR 13'7" apx x 7'9" apx



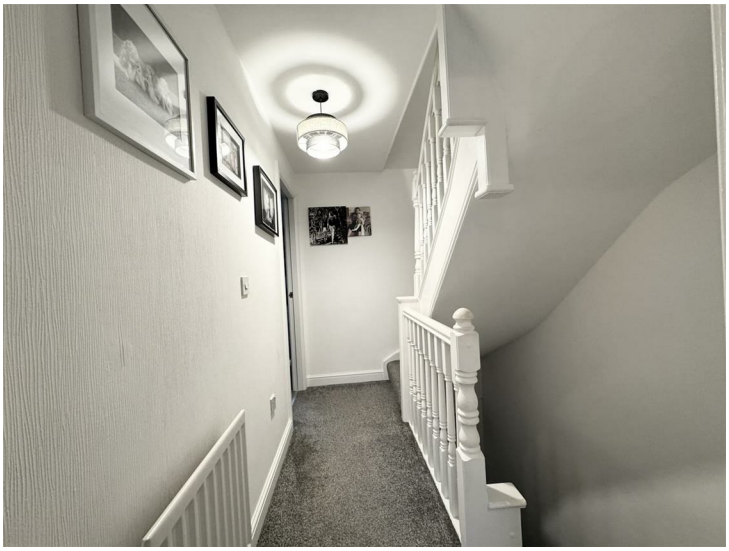

Previously the property's garage this versatile space is used as a lounge, dining room and playroom by the current owners but could easily be a fourth bedroom if desired. There are fitted sliding wardrobes to one wall providing storage for coats and other items. A front facing window allows natural light to enter and a door leads to the entrance hallway.

DINING KITCHEN 15'3" apx x 12'3" apx




This light and airy dining kitchen is fitted with gloss white base and wall units, sparkly white worktops, white tiled splashbacks and a one and a half bowl ceramic sink with a chrome mixer tap. Cooking facilities comprise a four burner gas hob with a stainless steel extractor over and a double electric fan oven. There are spaces for a tall fridge freezer and washing machine. A large built in cupboard under the stairs allows space for a tumble dryer and storage for household items. A timber breakfast bar to one wall makes the perfect space for informal dining. A window looks out over the garden and a set of French doors open to bring the outdoors in. A door leads to the hallway.

FIRST FLOOR LANDING 9'4" apx x 2'10" apx




A carpeted staircase with a white spindled balustrade ascends to the first floor landing which has doors to the lounge and third bedroom. A further staircase continues up to the second floor landing.

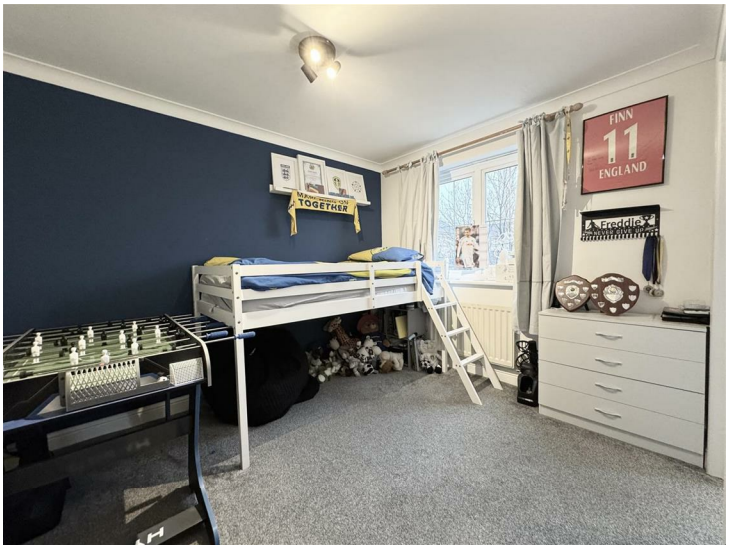
LIVING ROOM 13'7" apx x 15'4" apx




This generous L-shaped lounge has a Juliette balcony and windows looking over the garden and boasts neutral décor. A modern electric fire creates a focal point in the room and there is ample space for lounge furniture. A door leads the first floor landing.

BEDROOM THREE 8'7" apx x 12'0" apx
This good sized double bedroom is located to the front of the property with a window looking out to the quiet street. There is ample space for freestanding bedroom furniture. Doors lead to the office and landing.

OFFICE 7'3" apx x 6'3" apx
Used as a home office by the current owners, this versatile space is located off the bedroom and could quite easily act as a dressing room if preferred. A window looks out over the street and allows natural light to enter and a door leads to the landing.





SECOND FLOOR LANDING 6′5″ apx x 3′1″ apx
A carpeted staircase with a white spindled balustrade ascends from the first floor landing to the second floor landing which has doors leading to two bedrooms and the house bathroom.

BEDROOM ONE 9′0″ apx x 13′3″ apx





Filled with natural light from a large window looking out over the garden, this spacious neutrally decorated bedroom has white fitted wardrobes to one wall and ample space for further items of bedroom furniture. Doors lead to the ensuite and landing.

EN SUITE 2'10" apx x 8'4" apx




This contemporary ensuite is fitted with a step in shower enclosure equipped with a rainfall shower, a white gloss vanity unit with an integral handwash basin with mixer tap and a concealed cistern WC. Grey tiles adorn the shower area and create a splashback behind the basin and matching tiles run underfoot. A chrome heated towel rail completes the room.

BEDROOM TWO 13'1" apx x 9'8" apx




This second double bedroom is located towards the front of the property with two windows overlooking the quiet street. It benefits from fitted wardrobes to one wall and a built in cupboard houses the property's hot water cylinder and allows some storage.

FAMILY BATHROOM 4'9" apx x 8'3" apx




This recently fitted contemporary bathroom is fitted with a three piece white suite comprising a bath with mixer tap and a rainfall shower over with a protective glass screen, a gloss white vanity unit with integrated handwash basin with mixer tap and a low level WC. The walls are partially tiled with grey marble effect tiles and contrasting grey ceramic tiles run underfoot. A chrome heated towel rail and spotlights complete the room. A door leads to the landing.

FRONT & PARKING

To the front of the property is a driveway and a wide path alongside leading up to the front door.

GARDENS





To the rear of the property is a long garden which is enclosed and has a paved patio adjacent to the house and continuing the length of the garden alongside a lawn. At the end of the garden is a large shed for storing garden items and a timber gate allows access out to the road.

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 C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
There is a shared driveway leading to the front of the property where there is a private driveway providing parking.

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant paperwork is available (garage conversion).
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 1800 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.

AGENTS NOTES
Please note information within our sales particulars has been provided by the vendors. Paisley Properties has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

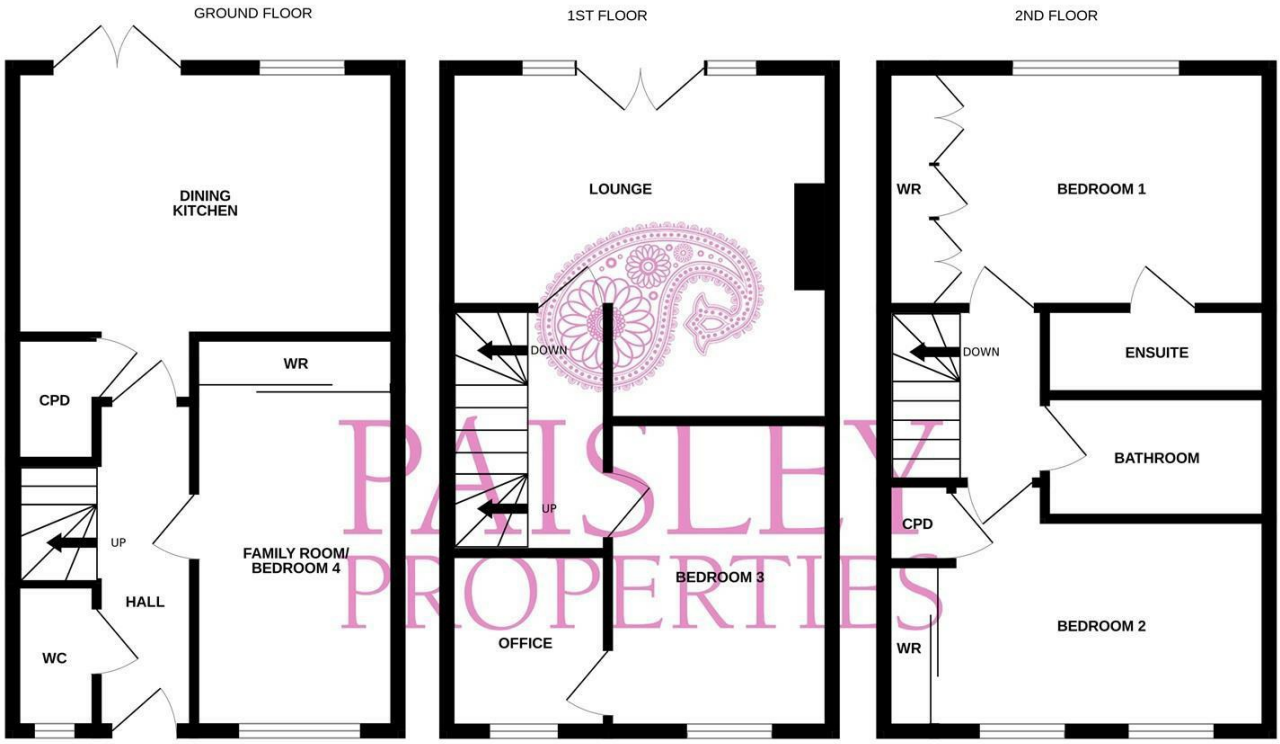
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

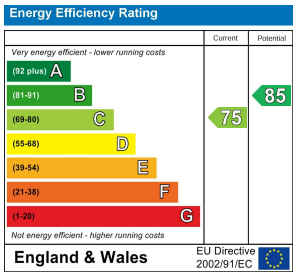
PAISLEY PROPERTIES
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

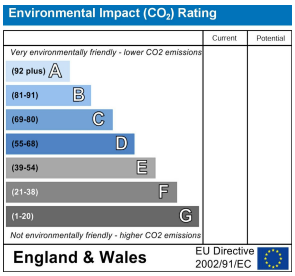
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak 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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