

82 Forest Road,
Almondbury HD5 8EU

OFFERS AROUND
£450,000



SITUATED ON THE OUTSKIRTS OF ALMONDBURY AND BENEFITTING FROM SECURE PARKING IS THIS EXTREMELY SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME WHICH BOASTS VERSATILE LIVING ACCOMMODATION, LARGE INTEGRAL GARAGE, DETACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a upvc door into the entrance hallway with laminate flooring underfoot. A handy understairs cupboard provides storage and doors lead through to a home office and ground floor shower room. A staircase with a timber balustrade ascends to the first floor landing.

HOME OFFICE 16'2" x 10'9" max



Currently used as a home office with ample space for freestanding furniture. A window overlooks the driveway, an opening leads through to a workshop and a door leads back through to the entrance hallway.

WORK SHOP/UTILITY

Located at the rear of the property from the home office is this good size work shop which adjoins the garage, has plumbing for a washing machine, space for storing household items and a tumble dryer if desired.

GROUND FLOOR SHOWER ROOM 7'1" x 6'2" max



The ground floor shower room has a white suite comprising of a shower cubicle with glass screen, low flush W.C, pedestal hand wash basin with mixer tap, vinyl flooring underfoot and a door leads through to the entrance hallway.

FIRST FLOOR LANDING



Stairs with a timber balustrade ascend to the first floor landing with space for freestanding furniture and doors lead through to the living room, dining kitchen, sitting room, W.C and an external door opens to the side of the property.

LIVING ROOM 16'0" x 15'11" max



This generous size living room enjoys lovely far reaching views and has ample space for living room furniture. There is space for a multi fuel stove and laminate flooring completes the room. A door leads on to the first floor landing.

DINING KITCHEN 30'5" x 15'5" max



This extremely spacious dining kitchen is positioned to the rear of the property with garden views. The kitchen itself is fitted with timber wall and base units, contrasting work surfaces and a stainless steel sink with mixer tap over. There is space for a double gas oven with extractor over, fridge freezer and plumbing for a dishwasher. To the side of the kitchen is space for a family dining table, chairs and sofa if desired. Sliding patio doors open to the rear patio and a door leads back to the first floor landing.



SITTING ROOM 12'0" x 11'3" max



This versatile room could be used as a sitting room, play room hobby room or a sixth bedroom if required. A large window gives far reaching views and a door leads on to the first floor landing.

W.C 9'4" x 4'3" max



Located at the end of the first floor landing is this useful cloakroom which comprises of a low level W.C, pedestal hand wash basin and a side obscure window. There is vinyl flooring underfoot.

SECOND FLOOR LANDING



Stairs with a timber balustrade ascend to the spacious second floor landing which is light and airy courtesy of the large decorative window giving pleasant views. Doors lead through to four good size double bedrooms, family bathroom, boiler cupboard and stairs ascend to the attic rooms.

BEDROOM ONE 15'10" x 14'11" max



A large double bedroom positioned to the front of the property which benefits from a bank of fitted wardrobes, dressing table and drawers, space for freestanding furniture and a door leads through to the en suite shower room.

EN SUITE SHOWER ROOM 7'0" x 6'5" max



Comprising of a white three piece suite including a corner shower with glass screen, pedestal hand wash basin, low flush w.c, storage space and a side obscure window.

BEDROOM TWO 16'6" x 11'1" max



A dual aspect double bedroom with views of the rear garden and ample space for freestanding bedroom furniture. A door leads on to the second floor landing.

BEDROOM THREE 12'0" x 11'3" max



A bright double bedroom positioned to the front of the property with room for bedroom furniture and a door leads on to the second floor landing.

BEDROOM FOUR 12'1" x 11'5" max



Another double bedroom to the rear of the property with space for freestanding furniture and understairs storage. A door leads on to the second floor landing.

FAMILY BATHROOM 8'2" x 6'4" max



This modern family bathroom has a three piece white suite including a large corner bath with shower attachment, pedestal hand wash basin, low level W.C, chrome heated towel radiator, rear obscure window and a door opens to the second floor landing.

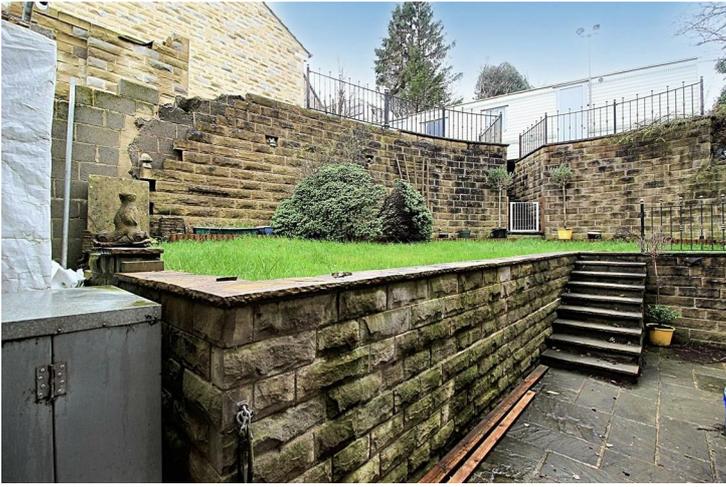
ATTIC BEDROOM 35'1" 16'0" max into eaves



Accessed by a staircase with timber balustrade from the second floor landing is this expansive attic room which has a range of spaces, a dressing room area two doors open to storage and a room to which plumbing is in place to create an en suite, An opening flows through to the bedroom area where there is fitted storage, space for bedroom furniture and is flooded with natural light through the side window and two velux windows above.



REAR GARDEN



To the rear of the property is a patio area ideal for outdoor dining and a raised lawn. There is an outbuilding which has power.

EXTERNAL FRONT, INTEGRAL GARAGE AND DRIVEWAY 32'3" x 15'7"



The property is accessed through electric gates to a block paved driveway with parking for multiple vehicles.

An integral double garage with electric door has space for two vehicles and has ample storage space. (32ft x15ft7)

A good size single detached garage also provides parking.

***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 F

PROPERTY CONSTRUCTION:
Standard brick and block.

PARKING:
Garages / Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*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. *

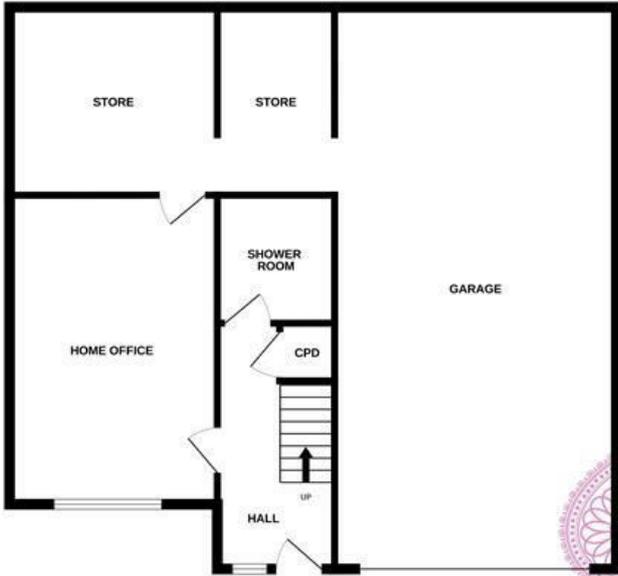
PAISLEY

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.

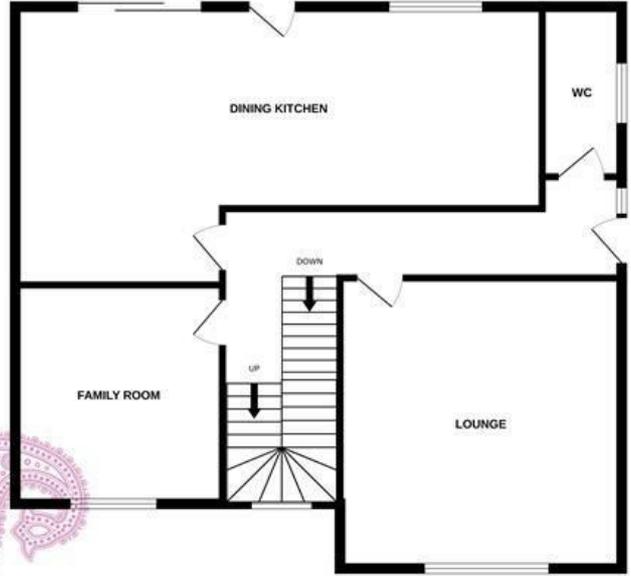
SURVEY TEXT

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.

GROUND FLOOR



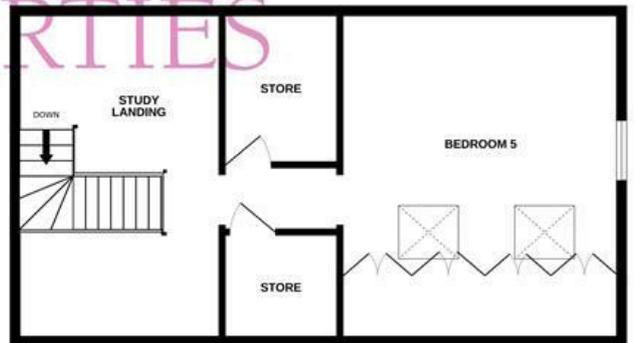
1ST FLOOR



2ND FLOOR



3RD FLOOR



PAISLEY PROPERTIES

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	76
EU Directive 2002/91/EC			

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

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