82 Northgate,
Almondbury HD5 8RX

OFFERS AROUND
£360,000















FULL OF CHARM, CHARACTER AND STYLE, THIS THREE DOUBLE BEDROOM DETACHED PROPERTY HAS A CENTRAL VILLAGE LOCATION, BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A LOVINGLY LANDSCAPED REAR GARDEN, POTENTIAL TO EXTEND TO THE SIDE (STPP), A DRIVEWAY FOR NUMEROUS VEHICLES AND A DETACHED DOUBLE GARAGE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC.

PAISLEY
PROPERTIES

ENTRANCE 5'11" apx x 4'5" apx





You enter the property through a composite door with a lovely timber porch into a welcoming entrance vestibule with attractive tile flooring underfoot. A feature stained glass window allows light to flow through the space and there is room to remove and store outdoor clothing. An opening leads to the dining kitchen and a door leads through to the living room.

LIVING ROOM 19'1" max x 11'10" max





A wonderfully inviting living room, with tasteful décor and a warm, welcoming feel. The focal point of the room is the original exposed stone fireplace, which houses a recently installed log-burning stove, creating a charming feature and a cosy ambience. There is space for living room furniture, a window overlooks the side of the property and door lead through to the sun room and back through to the entrance vestibule.

SUN ROOM 11'4" max x 9'0" max




A great addition to the home, this well-presented sun room enjoys pleasant views overlooking the garden, providing a wonderful space to relax and enjoy the surrounding outdoor setting. Benefiting from a tiled roof with a plastered and insulated ceiling, the room offers a more comfortable and practical living environment all year round. A patio door opens to the garden and a door leads through to the living room.

DINING KITCHEN 17'9" max x 13'6" max




A stunning country-style kitchen, beautifully combining traditional character with contemporary design. The room retains charm, with exposed timber beams, inset shelving and an impressive original exposed stone fireplace housing the oven, creating a striking focal point. Blending the recently fitted modern kitchen, featuring stylish dark grey wall and base units with under-counter lighting, quartz worktops with matching upstands and a composite sink with mixer tap over. Integrated appliances include a fridge freezer and a microwave. There is space for a large oven with a double extractor over and room for a dining table and chairs. Spotlights adorn the ceiling, laminate flows underfoot and doors lead through to the utility room and to the stairwell. An opening leads to the entrance vestibule and an external composite door opens to the front of the property.







CELLAR
Steps ascend from the utility room into a good sized vaulted cellar.

UTILITY ROOM / CLOAKROOM 6′0″ max x 5′2″ max





Positioned off the dining kitchen, this handy utility has space to store household items and has plumbing for a washing machine. For convenience there is a vanity hand wash basin and a low level W.C. Timber flooring flows underfoot and a door opens to the cellar head.

FIRST FLOOR LANDING





A timber door opens from the dining kitchen to a staircase which rises to the charming first floor landing. Doors open to three double bedrooms and the bathroom.

BEDROOM ONE 13'6" max x 9'4" max





A beautifully presented, dual aspect double bedroom. The impressive vaulted ceiling, complemented by striking exposed timber beams, creates a real focal point and enhances the feeling of space. There is ample space for freestanding bedroom furniture and a door leads through to the landing.





BEDROOM TWO 11'10" max x 11'3" max




A well presented double bedroom with garden views from its window. There is space for bedroom items and a door leads through to the landing.

BEDROOM THREE 11'11" max x 7'7" max




Currently used as a home office, this neutrally decorated double bedroom has space for freestanding furniture and a door leads through to the landing.

BATHROOM 8′2″ max x 7′8″ max




This superb house bathroom is fitted with a white three piece suite which comprises of a bath with shower over and a glass screen, a low level W.C and a porcelain hand wash basin sat upon cabinetry. The room has feature panelling, a towel radiator, is partially tiled with stylish wall tiles, there are spotlights overhead and laminate tile flows underfoot. An obscure window allows light to flow through the space and a door leads through to the landing.

REAR GARDEN




A lovingly landscaped rear garden, boasting a block paved patio which adjoins the property and provides the perfect spot for outdoor dining and relaxation. Decorative pebbled areas are attractively arranged with water features, pots and planters, adding interest and charm. A raised lawn, complemented by colourful flower bed borders offers space for garden furniture and there is also useful additional space for outdoor storage sheds.







EXTERNAL FRONT, DOUBLE GARAGE AND DRIVEWAY





Occupying an elevated position above the roadside, the property enjoys pleasant views across the village. A particularly appealing feature is the additional parcel of land to the right side, currently a decorative shale garden area and offering excellent potential for those looking to extend or further enhance the property, subject to the necessary planning permissions. A block-paved driveway sweeps alongside the property to the left, leading to a further parking area and providing convenient access to the double detached garage (16ft x 18ft) which has potential for a small business or a garden room if desired





***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 A

PROPERTY CONSTRUCTION:
Standard

PARKING:
Double Garage / Driveway

RIGHTS AND RESTRICTIONS:
None Known

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 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
AGENT 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.

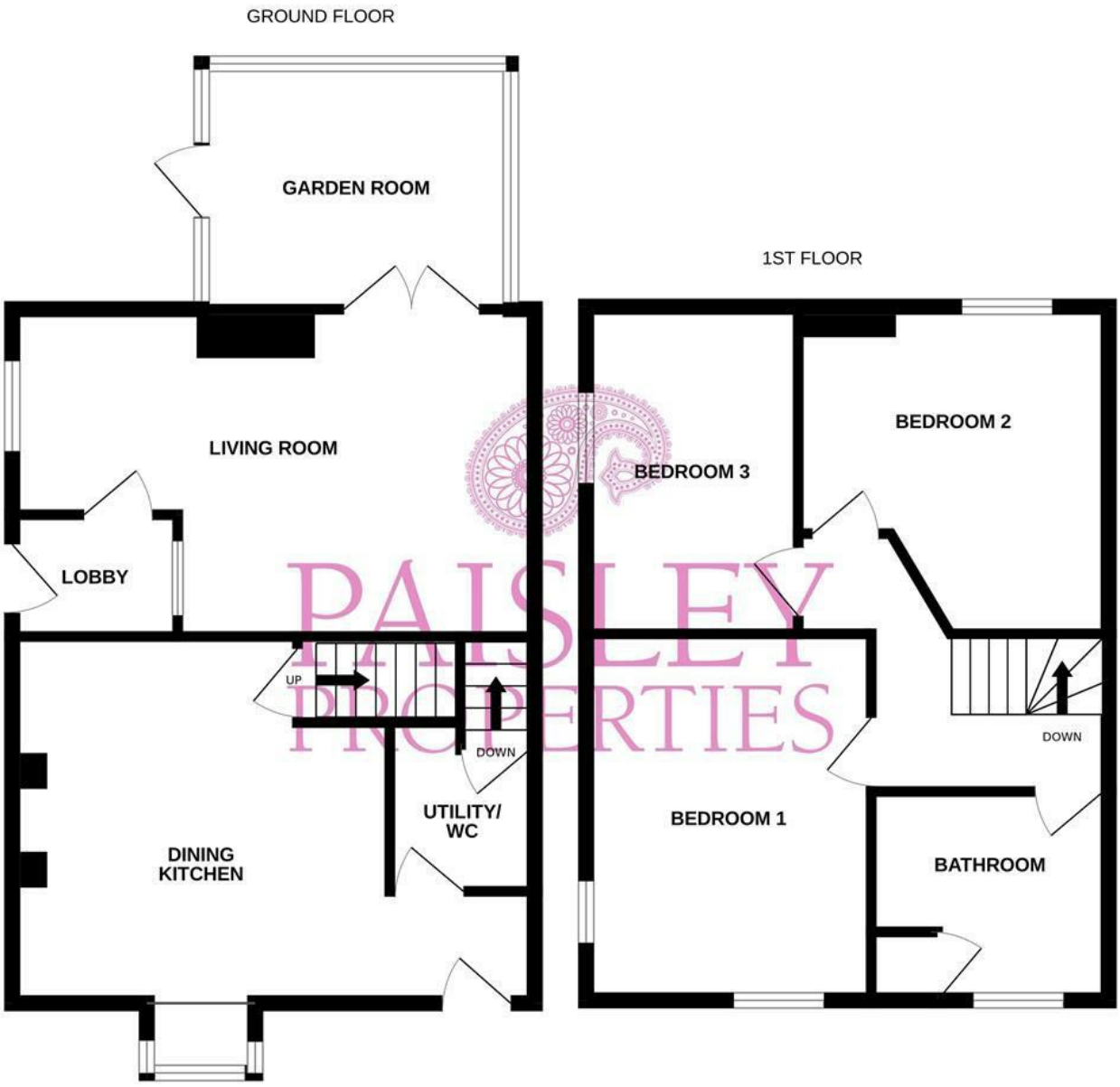
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

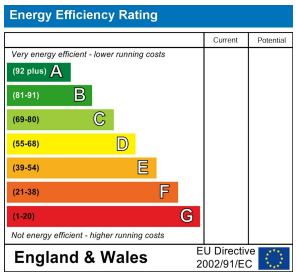
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

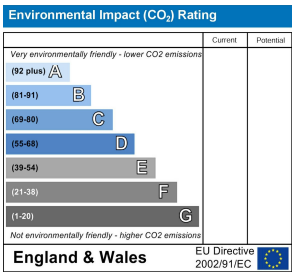
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES
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.



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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