262 Almondbury Bank, Almondbury HD5 8EL

OFFERS AROUND £220,000

NO CHAIN A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED HOME WHICH IS SET OVER THREE FLOORS, BOASTS SPACIOUS AND STYLISH LIVING ACCOMMODATION WITH PLEASANT VIEWS FROM THE REAR, A WELL PRESENTED REAR GARDEN AND OFF ROAD PARKING FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALL 5′8″ max x 5′6″ max

You enter the property through a upvc door into this extremely welcoming entrance hall which has space to remove and store outdoor clothing. There is feature panelling, Karndean flooring underfoot and a staircase with a lovely exposed beam ascends to the first floor landing. A door opens to the living room.

LIVING ROOM 17′3″ max x 15′0″ max

This spacious and beautifully presented living room offers a warm and welcoming space with plenty of natural light through the dual aspect windows. Featuring a charming feature fireplace with an exposed stone hearth and timber mantle housing a multi fuel stove, exposed ceiling beams and Karndean flooring underfoot. A Juliet balcony offers a pleasant view over the garden and far-reaching views beyond. Doors open to the study and back through to the entrance hall.

STUDY 6′11″ max x 5′4″ max

A well appointed study area with pleasant far reaching rooftop views from its window. Offering space for furniture, feature panelled walls and Karndean flooring. A staircase with an iron balustrade descends to the lower hall and a door leads back through to the living room.

LOWER HALL

Steps descend from the study to the lower hall and openings lead through to the utility room and the dining kitchen.

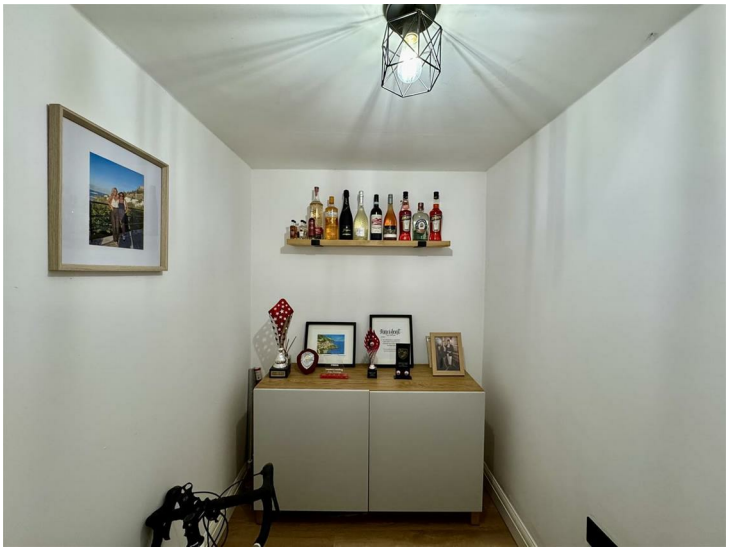
DINING KITCHEN 16′3″ max x 14′8″ max

A beautifully appointed and characterful dining kitchen, thoughtfully designed around a spacious open-plan layout. Featuring a stylish range of fitted Fairford dove grey cabinetry with Oak worktops, matching upstands and a composite sink with mixer tap over. Integrated appliances include a Bosch four ring induction hob with extractor over, a Bosch double oven with grill, fridge freezer and a dishwasher. Complemented by Karndean flooring, striking exposed beams and an impressive feature fireplace with a tiled surround creates a wonderful focal point. The central dining area provides the perfect space for family meals and entertaining. A large window floods the room with natural light, creating a warm, inviting and sociable heart to the home. Openings lead to the lower hall, bar area and an external door opens to the garden.

UTILITY ROOM 8′1″ max x 4′10″ max

Accessed from the lower hall is this handy utility room which is fitted with Fairford dove grey base units and Oak worktops. There is plumbing for a washing machine, space for a condenser dryer, storage space for household items and Karndean flooring underfoot.

BAR AREA 7′7″ max x 5′0″ max



Positioned off the kitchen and currently used as a bar area, this versatile room could be utilised as a snug, hobby room or a second study space for those working remotely.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the light and airy first floor landing which has a rear facing window offering fantastic far reaching views. Doors lead to the two double bedrooms and the house shower room.

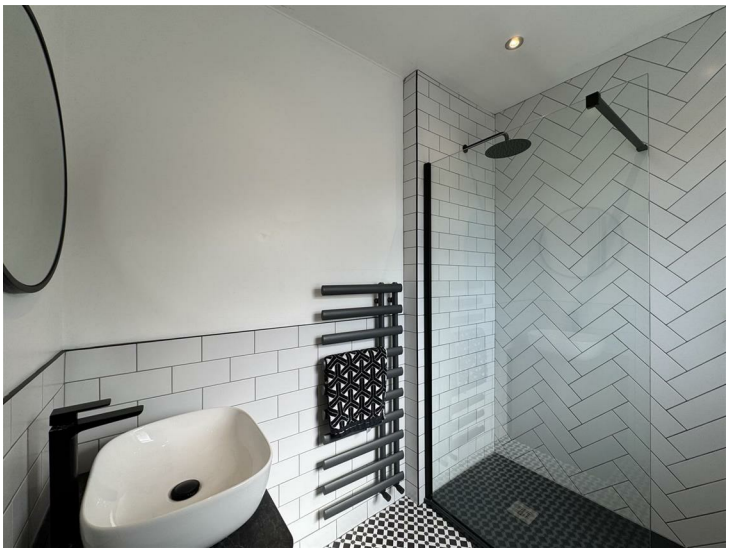
BEDROOM ONE 13′5″ max x 10′7″ max

A tastefully decorated double bedroom with feature panelled walls and laminate flooring underfoot. There is ample room for bedroom furniture and a window offers a view over the street scene below. A hatch gives access to the loft and a door leads through to the landing.

BEDROOM TWO 13'4" max x 7'1" max

Another nicely decorated double bedroom positioned to the front of the property. There is space for bedroom furniture and a door leads to the landing.

SHOWER ROOM 7'8" max x 5'5" max



A contemporary shower room, partially tiled with attractive floor tiles underfoot. Fitted with a double walk in waterfall shower with a glass screen, a porcelain hand wash basin with mixer tap sat upon a vanity unit, low level W.C and an anthracite towel radiator. A rear obscure window allows natural light to flow through the space and a door leads to the landing.

REAR GARDEN

Accessed from the dining kitchen or through a timber gate to the side of the property, a well presented, fence enclosed rear garden provides a lovely private space to relax or entertain. A paved seating area adjoins the property provide excellent opportunities for outdoor dining and an artificial lawn has space for garden furniture.

VIEWS

EXTERNAL FRONT AND DRIVEWAY

To the front of the property is off road parking for two vehicles and space for decorative pot and planters 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 B

PROPERTY CONSTRUCTION:
Stone

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None Known

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

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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have 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.

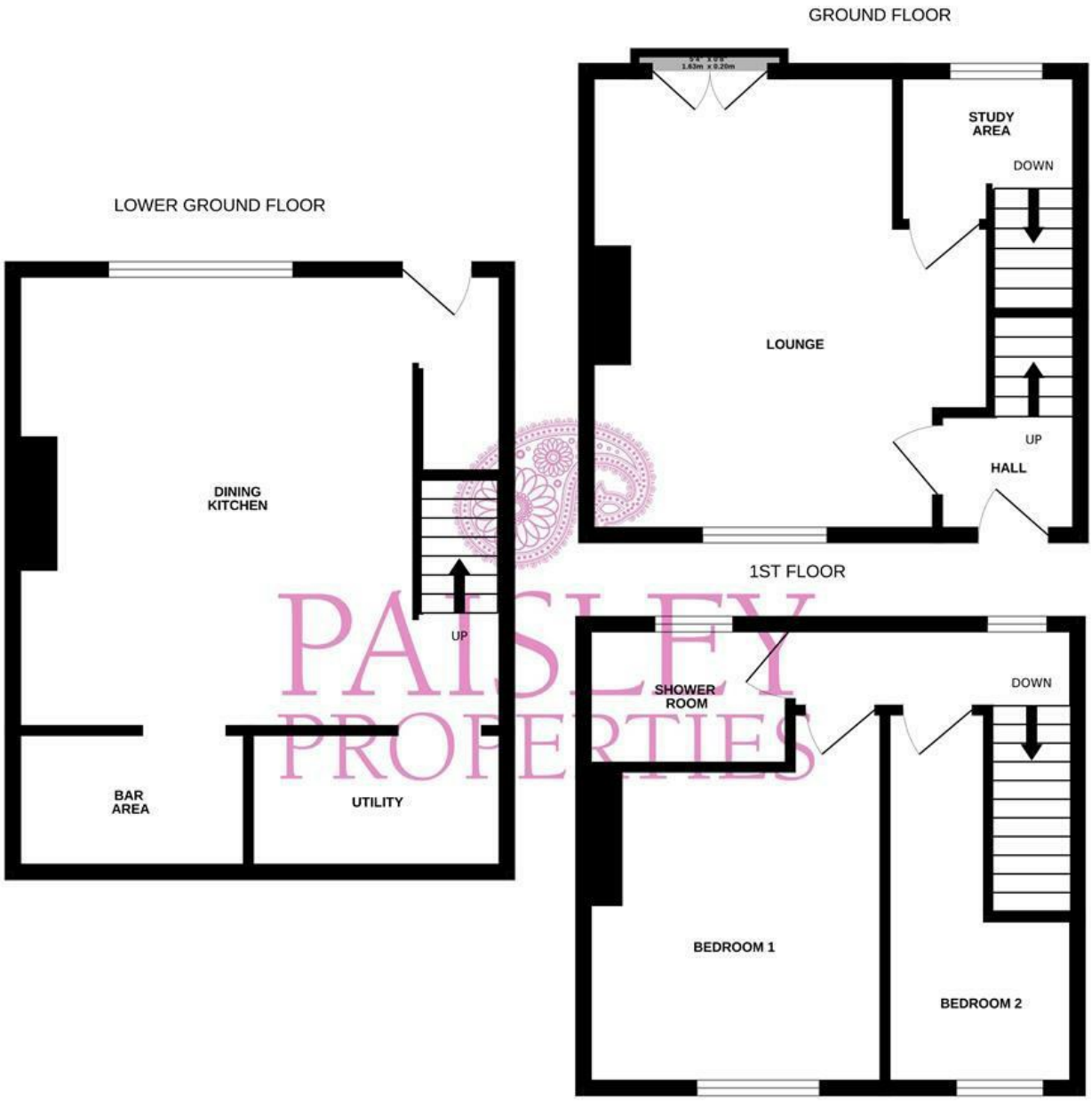
MORTGAGES

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.



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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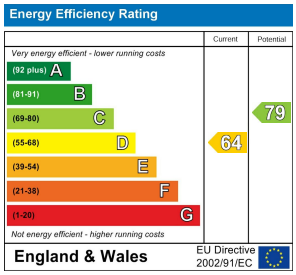

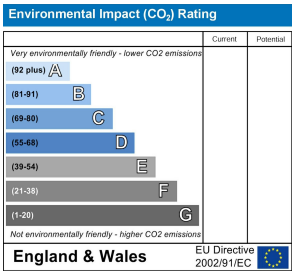

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