Avalon Town End Road, Wooldale HD9 1AH

OFFERS OVER
£400,000















A SPACIOUS DETACHED 3 BEDROOM BUNGALOW WITH LARGE GARDENS
DOUBLE GARAGE AND ELEVATED VIEWS CLOSE TO POPULAR VILLAGE CENTRE

FREEHOLD/COUNCIL TAX BAND: D / EPC: D

PAISLEY
PROPERTIES

HALLWAY





You enter the property through a glazed timber panel door into this welcoming hallway with space for hanging coats and doors leading through to the living room, bedrooms and bathroom.



LIVING ROOM 16'8 x 12'9





Located at the rear of the property this generous size living room has an abundance of space for living room furniture, with double glazed leaded window overlooking the rear elevation and the panoramic views beyond.





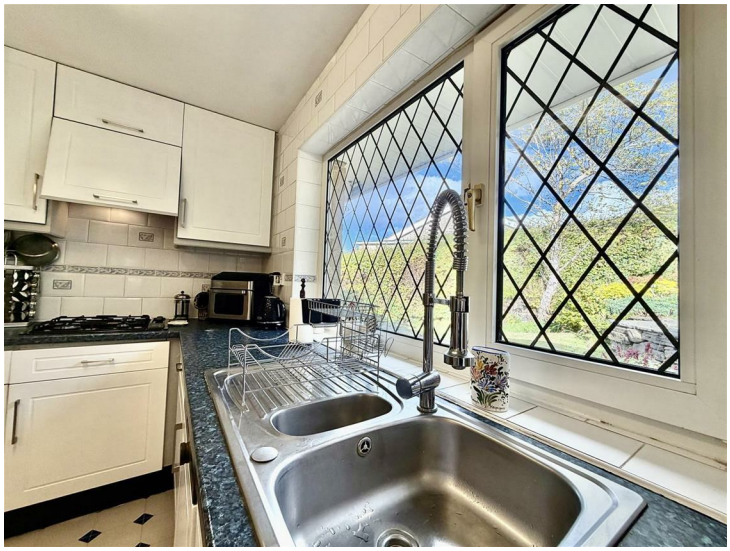
KITCHEN 10'6 x 18'9 max




Positioned at the front of the property is the kitchen which is fitted with white wall and base units, with granite effect veneered work surfaces tiled splashbacks, one and a half bowl sink unit with integrated double oven, gas hob with extractor over, fridge and dishwasher, vinyl flooring gives a practical solution underfoot. A composite style stable door with frosted glazing leads out to the side of the property.







DINING AREA 6'10 x 12'9 apx





Being open plan from the kitchen is this useful dining space with exposed stone work and a Upvc window overlooking the rear elevation and panoramic views beyond.



BEDROOM ONE 12'2 x 11 apx




Positioned to the front of the property this generous double bedroom has fitted wardrobes and overhead storage. With double glazed leaded window and internal door leading to the hallway.




BEDROOM TWO 11'7 x 12'2 max




A second double bedroom positioned to the rear of the property and also having fitted wardrobes and double glazed leaded window to the rear with far reaching views.



BEDROOM THREE/OFFICE 8'7 x 7'10 apx





Positioned to the rear of the property this single bedroom is currently used as a generous home office, having fitted wardrobes but with further space for freestanding furniture. The double glazed leaded window looks over the far reaching elevated views.

FAMILY BATHROOM 5'2 x 6'10 apx





Being positioned to the front the bathroom is fitted with a three piece white suite, white tiles and mosaic tile border, pattern vinyl flooring, comprising a low level w.c fitted hand basin and over the bath mains fed shower, vertical ladder style radiator, recessed spotlighting and double glazed frosted window.



GARDEN




To the front of the property is a good size well maintained lawn with access to the driveway and garage and a pathway leading to the front door.




EXTERNAL FRONT GARDEN




Positioned to the front of the property is a lovingly landscaped garden with fantastic far reaching views. With a range of space to enjoy, including a patio area and space for garden furniture.

DETACHED DOUBLE GARAGE 20'10 x 21'8 apx



A detached double garage with electric up and over doors provides parking for two vehicles, extra space for storage, a tumble dryer and fridge freezer if desired.

MATERIAL INFORMATION
TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band D

PROPERTY CONSTRUCTION:
Standard stone, brick and block

PARKING:
Driveway and detached garage

DISPUTES:
There have not been any neighbour disputes

RIGHTS OF WAY:
We are advised that there is a vehicular right of way over the initial driveway.

BUILDING SAFETY:
There have not been any recent structural alterations to the property. Buyers advised to enquire regarding historic works or alterations.

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 sewerage
Electricity - Mains
Heating Source - Mains Gas
Broadband - TBC

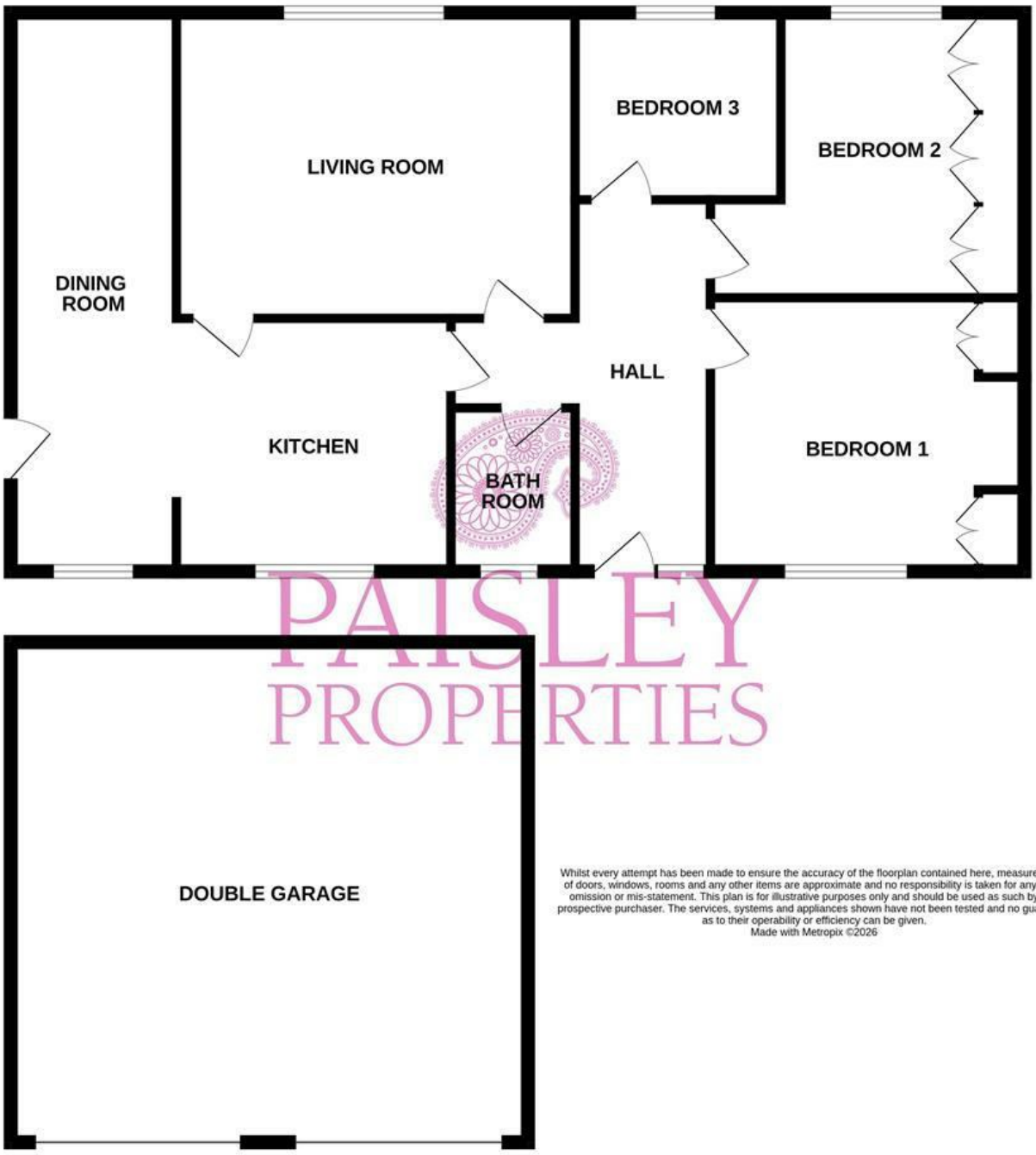
ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.

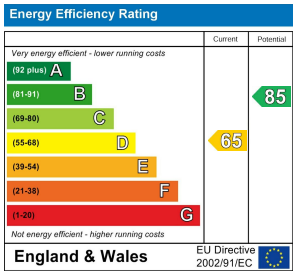
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

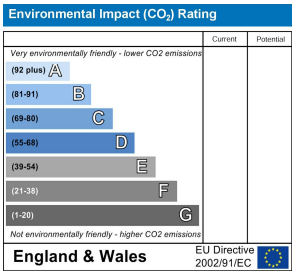
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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