185 Gillroyd Lane, Linthwaite HD7 5SP

OFFERS AROUND £375,000

AN EXTREMELY SPACIOUS AND EXTENDED FIVE BEDROOM SEMI DETACHED FAMILY HOME WITH GENEROUS GARDENS, MULTI-VEHICLE PARKING AND GARAGE CLOSE TO LOCAL SCHOOLING AND WITHIN EASY REACH OF BOTH COLNE AND HOLME VALLEYS.

FREEHOLD / COUNCIL TAX BAND D / EPC: AWAITING

PAISLEY PROPERTIES

ENTRANCE PORCH 6'7" x 2'7" apx
Affording secondary access to the main entrance or indeed additional storage having sliding front door with further attractive leaded feature window and internal frosted door leading to hallway.

HALLWAY

You enter the property via the porch into this welcoming hallway being neutrally decorated with wood effect flooring underfoot, useful understairs store, staircase leading to the first floor and internal doors to living room, sitting room, kitchen and side entrance.

LIVING ROOM 11'10 x 13'8 max

Positioned to the front of the property this is a generous room with ample space for freestanding furniture, feature marble composite fireplace and walk-in bay window to the front elevation.

SITTING ROOM 13'1 x 12'6 max

A well proportioned second reception space located to the rear of the property and affording a versatile family space, again having attractive contemporary grey wood effect flooring underfoot, decorative fireplace with marble composite hearth, useful serving hatch to kitchen and being open plan to dining area.

DINING ROOM 11'1 x 8'4 max

A superb addition to the accommodation and having generous space for freestanding dining furniture this delightful room is currently used as a spacious formal dining room but would also be ideal as another reception, snug or garden room, having double glazed side window and French doors leading directly onto the rear garden.

KITCHEN 8'10 x 11'3 max

Positioned to the rear and being fully fitted to a high standard with a comprehensive range of modern wall and base and drawer units with contrasting granite effect work surfaces and matching splashbacks, integrated oven, microwave, four plate induction hob with extractor hood over and window overlooking rear garden.

SIDE ENTRANCE

Affording a welcoming daily entrance through a Upvc double glazed door and leading into a bright and spacious hall having modern wood effect flooring underfoot, recessed spotlights to the ceiling, internal door to garage, door through to ground floor accommodation and being open to Utility.

UTILITY 10′0″ x 6′3″ apx

A very useful additional space being fitted with beech effect wall and base cupboard units with inset single drainer sink unit, granite effect work tops with block tiled splashbacks, plumbing for automatic washing machine, recessed spotlighting to the ceiling, space for a 'fridge/freezer and rear door to garden.

INTEGRAL GARAGE 7′8 x 18′5 apx

Being accessed via both an up and over front door as well as internal door from the main house, the garage is of a good size with full power, lighting and obscured side window.

FIRST FLOOR LANDING

Stairs ascend to the first floor landing being neutrally decorated giving access to all bedrooms with feature arch to the extended accommodation.

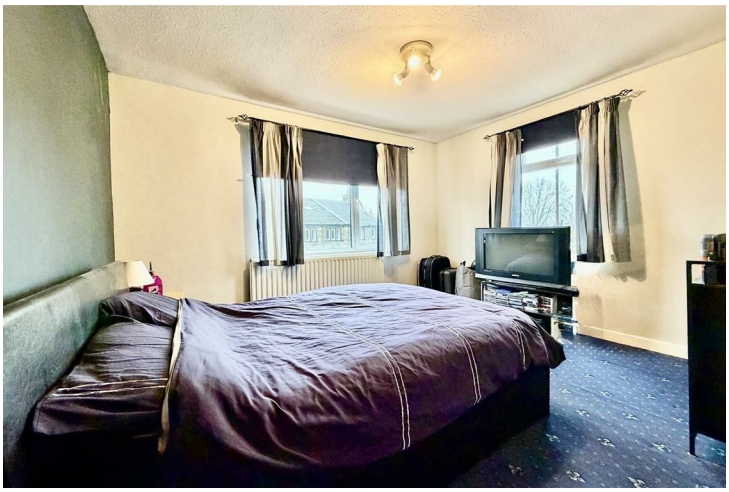
BEDROOM ONE 12'1 x 12'10 into 'robes apx

Being of a generous size and positioned to the rear of the property having a bank of pine fronted wardrobes providing storage and hanging space, offering a good amount of space for freestanding furniture and having Upvc double glazed tilt and turn double doors leading out over the rear extension affording excellent potential for outside seating (subject to regulations and safety rails).

BEDROOM TWO 13′ x 12′2 max

A second double bedroom situated to the front of the property having useful fitted storage and wood effect laminate flooring underfoot and double glazed window to the front elevation.

BEDROOM THREE 11′10 x 12′ max



A third double bedroom positioned to the front having fitted wardrobes and double glazed windows to both the front and side elevations.

BEDROOM FOUR 9′3 x 11′ max

Another generous double room positioned to the rear elevation, again having fitted storage and windows to the side and rear.

WET ROOM 4′9″ x 6′5″ apx

Ideally positioned between bedrooms three and four for potential use by guests or children this modern wet room includes tiling to the floor, panelled walls for ease of maintenance, low flush w.c, fitted wall hung basin, wall mounted shower unit, fitted chrome towel rail radiator, extractor fan and frosted side window.

BEDROOM FIVE 10′ x 9′6 max

A well proportioned fifth bedroom ideal as a bedroom, dressing room or indeed home office having double glazed window to the front, useful over stairs storage with ladder access to a useful part boarded loft space.

FAMILY BATHROOM 9'3" x 7'8" apx

Being of a particularly good size and furnished with a modern three piece white suite with two tone tiled surround including a low flush w.c with concealed cistern, wash basin with vanity surround, fitted towel rail radiator, recessed spotlighting to ceiling and two frosted windows to the rear.

REAR GARDEN

A very good sized rear garden being fully enclosed and affording an ideal space for pets and family entertaining. Having been thoughtfully landscaped for ease of maintenance and including an attractive central artificial lawn with block paved patio areas, raised decked seating area with feature pergola and external sockets for outside lighting.

EXTERNAL, FRONT & DRIVEWAY

The property is set back from the roadside and approached by a sweeping block paved driveway providing multi-vehicle parking with further well stocked borders and hedging.

***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band D

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway and garage parking

DISPUTES:
There have not been any neighbour disputes

RIGHTS OF WAY:
We are advised that there are no rights of way.

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.

AGENTS NOTE

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.

PAISLEY

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. *

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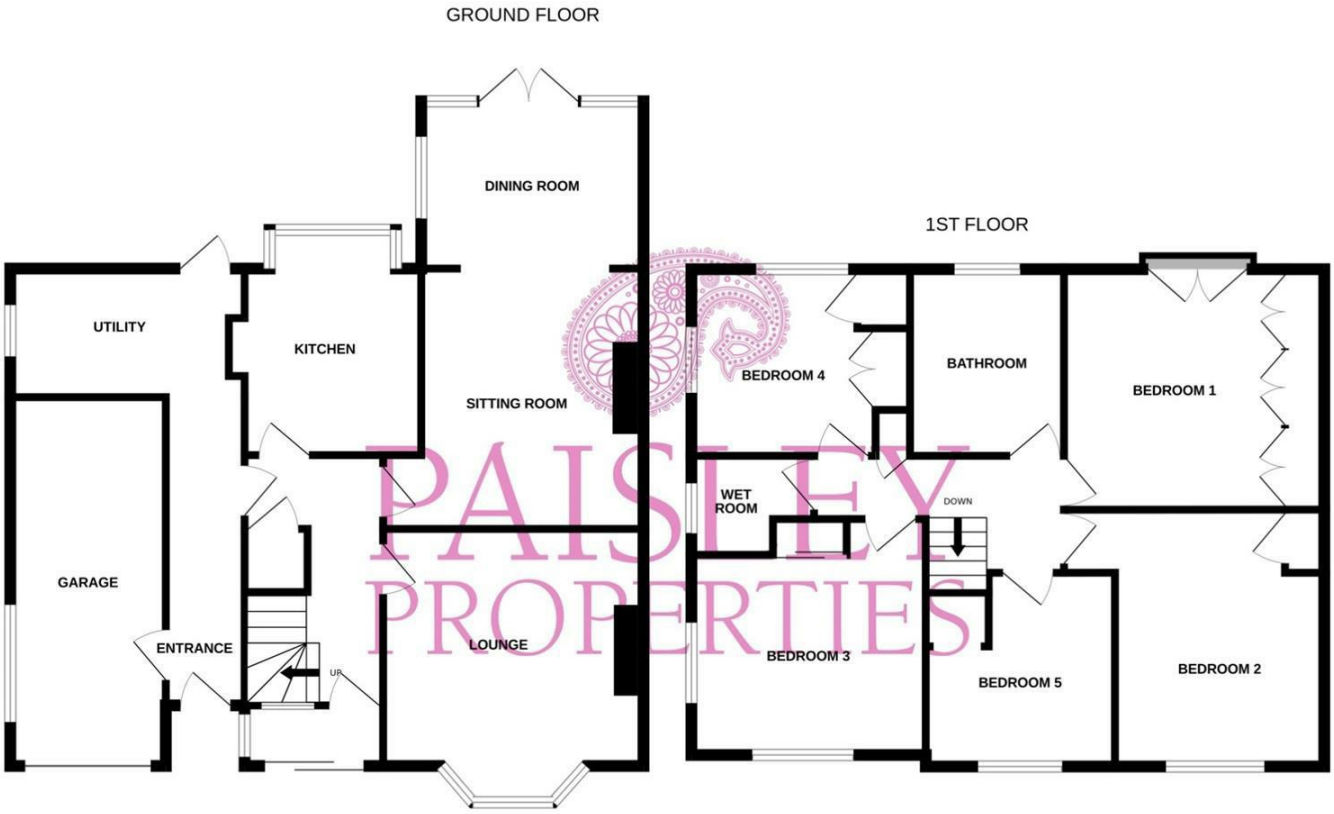
SURVEY

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.



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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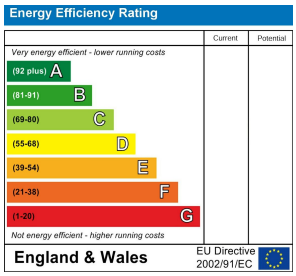

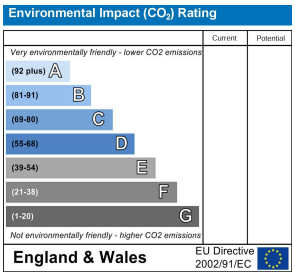

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PAISLEY PROPERTIES