

1 Benomley Crescent,  
Almondbury HD5 8LT

OFFERS AROUND  
£285,000



**\*\*NO CHAIN\*\*** POSITIONED IN A SOUGHT AFTER LOCATION, THIS EXTENDED AND LOVINGLY MAINTAINED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, BEAUTIFULLY LANDSCAPED GARDENS, A DRIVEWAY FOR MULTIPLE VEHICLES AND A DETACHED GARAGE.

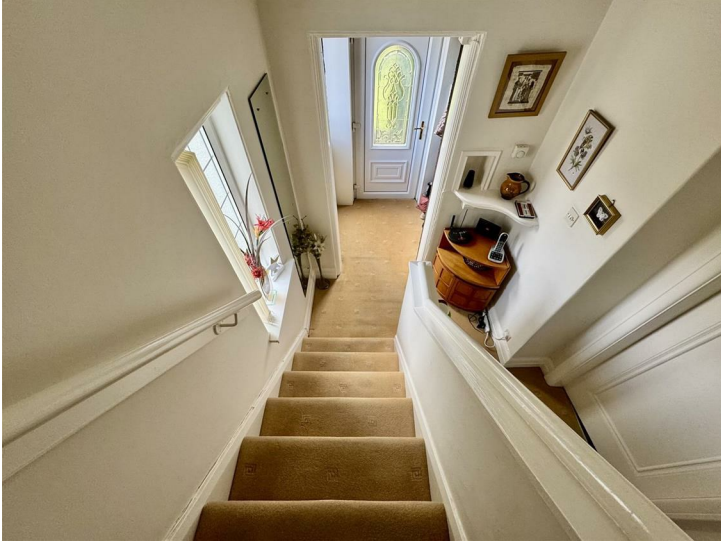
FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY  
PROPERTIES

### **ENTRANCE VESTIBULE 4'9" max x 2'7" max**

You enter the property through a part glazed upvc door with obscure side glazing into this light and airy vestibule which has space to remove and store shoes and coats. There is a side facing window and an exposed brick feature wall. An opening leads through to the entrance hallway.

### **ENTRANCE HALLWAY**



You enter into a welcoming hallway which has room for freestanding furniture, a side window and a staircase with a timber balustrade ascends to the first floor landing. Doors lead to the living room, dining room and kitchen.

### **LIVING ROOM 16'10" max x 10'1" max**



This extended reception room is beautifully presented in soft tones and has a gas fire mounted on a marble hearth and two inset feature arches. There is ample space for freestanding furniture and patio doors open to the pretty rear garden. A door leads through to the entrance hall.

**DINING ROOM 12'9" max x 11'7" max**



A great space for entertaining, this family sized dining room has plenty of space for a dining table, chairs and freestanding furniture. A marble fireplace houses a coal effect electric fire and a window overlooks the front garden. A door leads through to the entrance hall.

## **KITCHEN 10'0" max x 6'6" max**



The kitchen is fitted with a range of timber effect wall and base units with contrasting work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring electric hob with a concealed extractor fan over. There is plumbing for a washing machine and a rear facing window overlooks the garden. Spotlights to the ceiling, fitted electric fan heater (fitted behind plinth) and tile flooring completes the room. An opening leads through to the utility room and a door opens to the entrance hallway.

## **UTILITY ROOM 7'1" max x 4'4" max**



The utility room has space for a fridge freezer, a tumble dryer and other household items. There are spotlights to the ceiling, tile flooring runs underfoot and an external door opens to the driveway. A door opens to the ground floor shower room and an opening leads back to the kitchen.

## GROUND FLOOR SHOWER ROOM 6'0" max x 4'3" max



Neatly positioned off the utility room is this modern ground floor shower room which features a white suite comprising of a double walk in shower with a glass screen, vanity hand wash basin with a mixer tap and a low level W.C. The room has a chrome towel radiator, spotlighting, a side obscure window and tile flooring underfoot.

## FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to this good size first floor landing with a side facing window. Benefitting from a useful storage cupboard ideal for towels and bed linen and doors lead to the three bedrooms, house bathroom and a hatch which gives access to the loft.

**BEDROOM ONE 12'0" max x 11'8" max**



Positioned to the front of the property, with a window overlooking the front garden and street scene beyond is this well presented and generous size double bedroom with ample space for freestanding furniture. There is a bank of fitted wardrobes and a door opens to the landing.

**BEDROOM TWO 17'0" max x 9'5" max**



Another generous double bedroom with ample space for freestanding bedroom furniture, a bank of fitted wardrobes, dressing table and overhead storage. A window overlooks the rear garden and a door opens to the landing.

### **BEDROOM THREE 10'0" max x 6'6" max**



Currently used as a home office, this bright small double bedroom has a bulk head providing a sliding storage cupboard, space for furniture and a door leads to the landing.

### **BATHROOM 8'9" max x 5'0" max**



This attractive bathroom is fitted with a white three-piece suite, including a bath, a circular porcelain hand wash basin sat upon cabinetry and a built in low level W.C. The room is partially tiled to the walls, has complimentary heated tile flooring and a panelled ceiling with spotlights. There are two obscure glazed rear windows allowing light to flow through the space, electric underfloor heating, a chrome towel radiator and a door leads to landing.

## REAR GARDEN



Accessed from the driveway or through the living room patio doors is this pretty courtyard style garden. A tiled patio allows space to sit and dine outdoors. Stone steps ascend to a decorative pebble area with space for pots and planters if desired.



## EXTERNAL FRONT, GARAGE AND DRIVEWAY



To the front of the property, a wrought iron gate opens to a pathway which leads to the front door with two beautifully landscaped lawns either side with raised and colourful flowerbed borders.

A driveway sits to the right of the property allowing parking for two vehicles and leads to a car port with a detached garage having light, power and hot and cold water taps.



## **\*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 C

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage / Driveway

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available

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**

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.

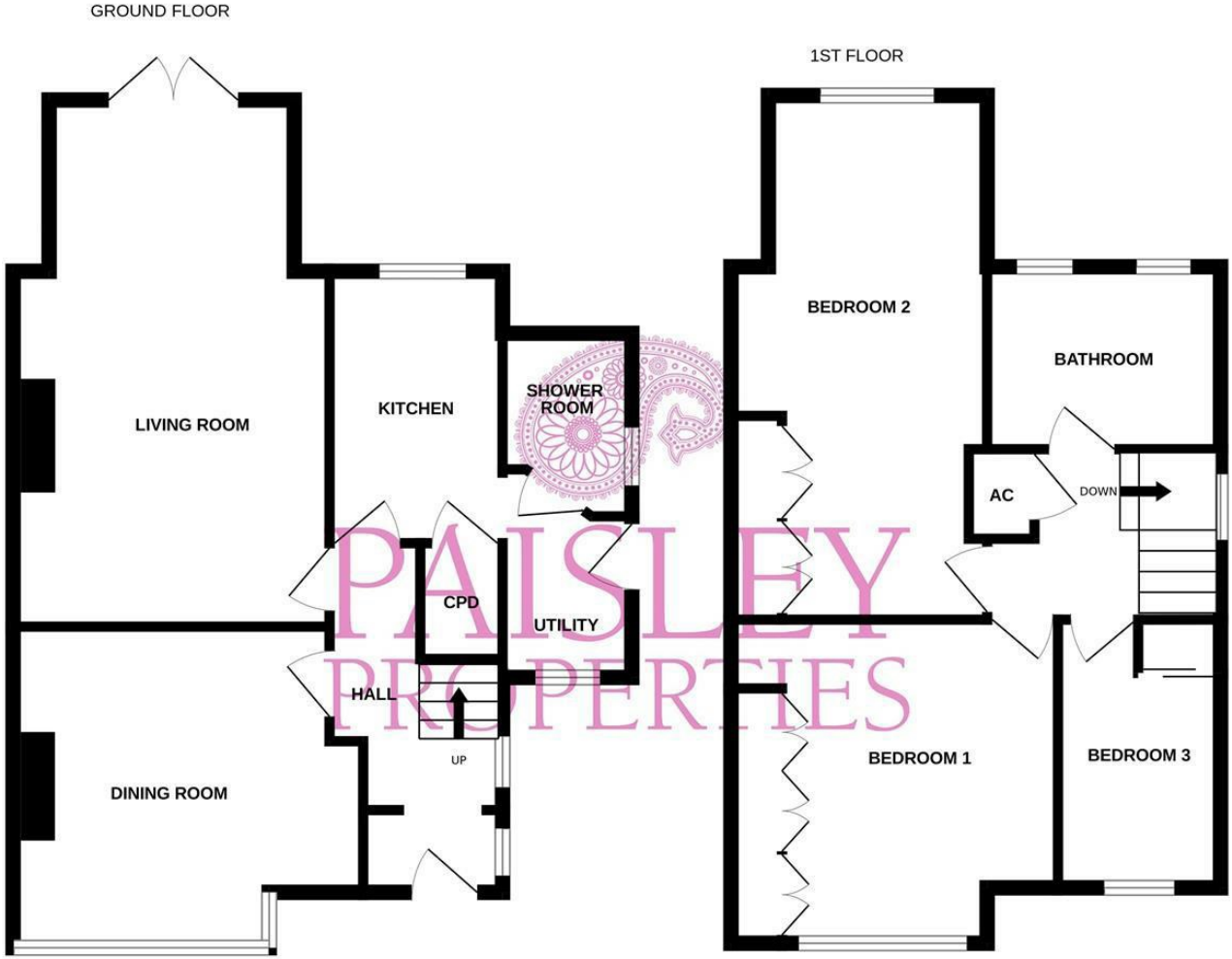
## **MORTGAGES**

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.

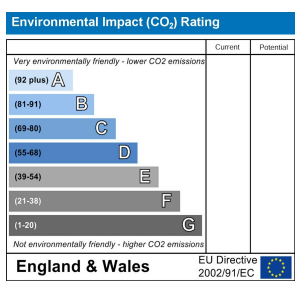
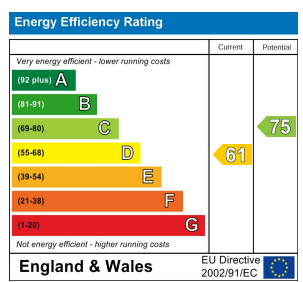
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.



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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