20 Primrose Drive, Kirkburton HD8 0ZG

£450,000

THIS STYLISHLY DECORATED AND WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME OFFERS SPACIOUS ACCOMMODATION THROUGHOUT, A GOOD SIZED ENCLOSED REAR GARDEN, GARAGE AND AMPLE DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B

PAISLEY PROPERTIES

ENTRANCE HALLWAY 6′6″ apx x 10′1″ apx

You enter the property through a part glazed composite door into a welcoming entrance hallway which has dark wood effect herringbone Amtico flooring under foot. There is a useful storage cupboard under the stairs. A white painted and oak staircase with a striking stair runner ascends to the first floor landing. Doors lead to the lounge and the dining kitchen.

LOUNGE 10′7″ apx x 16′10″ apx

Located to the front of the property with a lovely large bay window simply flooding the room with natural light, this sumptuous lounge is stylishly decorated and has dark wood effect herringbone Amtico flooring under foot. There is ample space to accommodate lounge furniture. A door leads to the entrance hallway.

DINING KITCHEN 12′0″ apx x 20′10″ apx

Located to the rear of the property with a set of French Doors and a window looking out to the garden, this stunning dining kitchen is fitted with putty coloured base and wall units, light quartz worktops, white tiled splashbacks and a one and a half bowl inset sink with a mixer tap. Integrated appliances include a tall fridge freezer and a dishwasher. Cooking facilities comprise an electric hob with a stainless steel extractor fan over and a double electric oven. Ceramic wood effect flooring runs under foot and there is ample space to accommodate a large dining table to one end. Spotlights to the ceiling and pendant lights over the table space illuminate the room beautifully. Doors lead to the entrance hallway and utility room.

UTILITY 5'9" apx x 7'7" apx

Continuing the same scheme from the kitchen, this good sized utility room has base units for storage with a quartz work surface with an inset sink and mixer tap and spaces for both a washing machine and a tumble dryer. Ceramic wood effect flooring runs under foot. A part glazed external door allows access out to the garden and internal doors lead to the dining kitchen and downstairs WC.

DOWNSTAIRS WC 3'0" apx x 5'9" apx

This tastefully decorated downstairs WC is fitted with a wall mounted white hand wash basin with mixer tap and tiled splashback and a matching low-level WC. Marble effect ceramic tiles run under foot. An obscure window allows natural light to enter and a door leads to the utility room.

FIRST FLOOR LANDING 13'6" apx x 5'11" max

A white painted timber staircase with an oak bannister and a striking carpet runner with chrome stair rods ascends from the entrance hallway to the first floor landing which is nice and spacious. Two cupboards house the property's hot water cylinder and provide space for storing linen and household items. A hatch allows access to the loft and doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 10′9″ apx x 15′3″ apx to wardrobes

This stunning master suite benefits from built-in wardrobes to one wall and ample space for further items of bedroom furniture. Tastefully decorated in neutral tones with an air of luxury, the room is flooded with natural light from a bay window which looks out to the quiet cul-de-sac. Doors lead to the ensuite and landing.

EN SUITE 7′1″ apx x 6′5″ apx

This spacious ensuite shower room is fitted with a walk-in enclosure with a thermostatic mixer shower, a white wall mounted rectangular hand wash basin with mixer tap and large mirror over and a matching low-level cistern WC. Pale grey ceramic floor tiles run under foot and a chrome heated towel radiator completes the scheme. A front facing obscure window allows natural light to enter and a door leads to the bedroom.

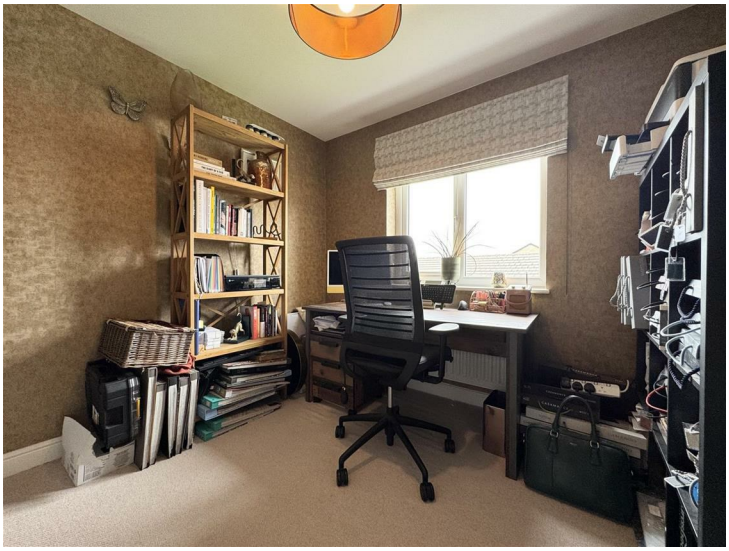
BEDROOM TWO 9′2″ apx x 13′4″ apx

Located to the front of the property with a window overlooking the quiet cul-de-sac and offering views of Emley Moor Mast, this generous double bedroom benefits from fitted wardrobes to one wall and plenty of space for freestanding items of bedroom furniture. A door leads to the landing.

BEDROOM THREE 11′9″ apx x 10′5″ apx

Another good sized charming double bedroom with tasteful décor, this time located to the rear of the property with views over the garden from its window and again having ample space for freestanding bedroom furniture. A door leads to the landing.

BEDROOM FOUR 9′5″ apx to 7′11″ apx to wardrobes



This fourth bedroom is once again large enough to accommodate a double bed and has built-in wardrobes within an alcove to one wall. It benefits from a large window looking out to the garden and tasteful décor. A door leads to the landing.

FAMILY BATHROOM 7′9″ apx x 6′6″ apx

This contemporary bathroom is fitted with a three-piece white suite comprising a deep bath with a thermostatic mixer shower over and a protective glass screen, a wall mounted rectangular hand wash basin with mixer tap and a coordinating low-level system WC. The walls are partially tiled with large grey tiles and coordinating ceramic tiles in grey tones run underfoot. A flush light fitting and a chrome heated towel rail complete the scheme. An obscure window allows natural light to enter and a door leads to the landing.

REAR GARDEN

To the rear of the property is a generous rear garden with exterior lighting, a composite decked area for seating to one corner, a paved patio area adjacent to the house perfect for al fresco dining and a generous lawn. To one corner sits a large garden shed for storage.

FRONT, GARAGE & PARKING

To the front of the property sits a generous driveway which leads to a single garage with an up and over door, light and power. This sits alongside an open garden area with a lawn and planted shrubs to the perimeter. There is also exterior lighting to the front garden.

MATERIAL INFORMATION

TENURE:
Freehold

ADDITIONAL COSTS:
There are additional costs associated with the property, shared areas or development.
Estate/development charge - approx £100.00 per annum.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band E

PROPERTY CONSTRUCTION:
Standard
The property has a new build warranty on it through 2029

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property.
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 1000 Mbps

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

AGENTS NOTES
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.

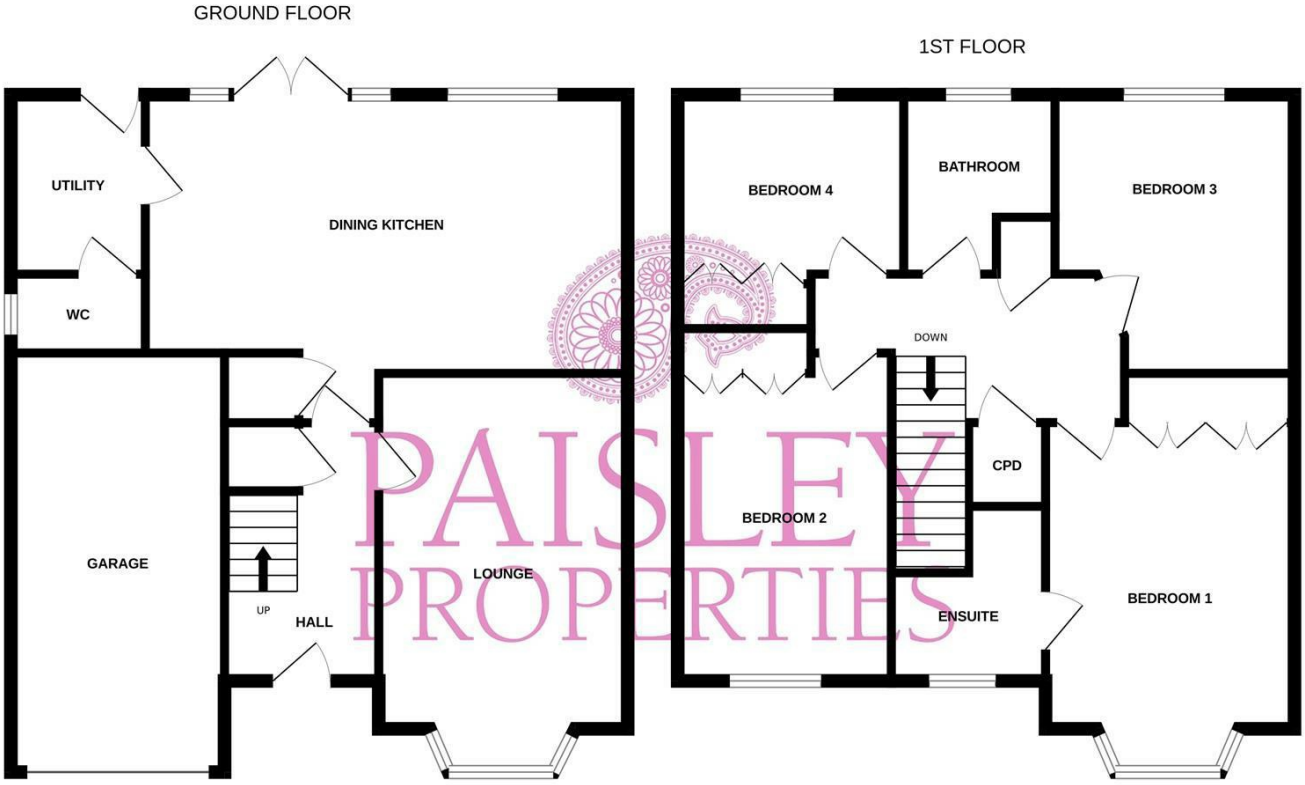
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

PAISLEY PROPERTIES
Paisley Properties 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 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 / mandy@paisleymortgages.co.uk to arrange an appointment.

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



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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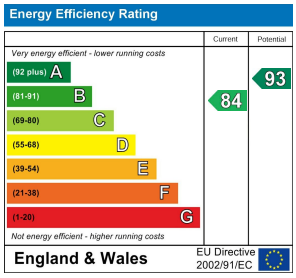

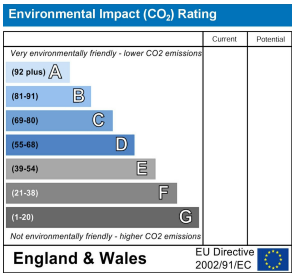

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