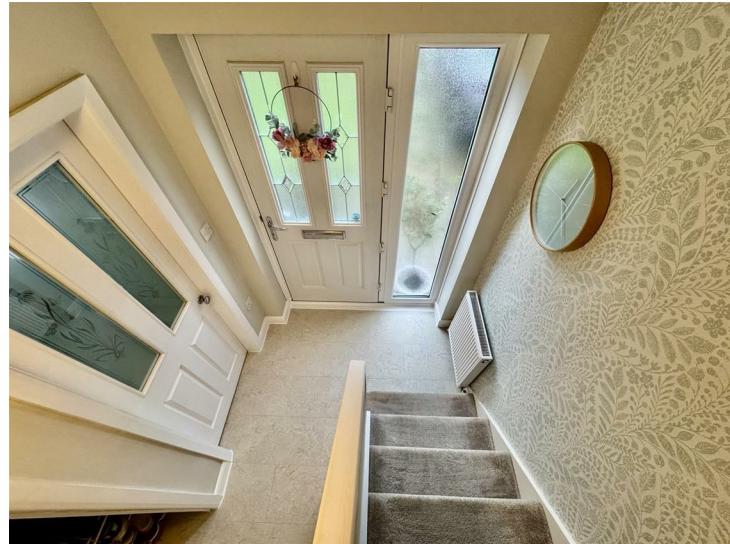




BEAUTIFULLY PRESENTED THROUGHOUT AND SITUATED ON A PEACEFUL CUL DE SAC IS THIS LOVELY THREE BEDROOM SEMI DETACHED PROPERTY BOASTING SPACIOUS LIVING ACCOMMODATION, A CONSERVATORY, NICELY LANDSCAPED GARDENS AND A DRIVEWAY FOR ONE VEHICLE.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

ENTRANCE HALLWAY



You enter the property through a composite part glazed door with side window into a light and airy, welcoming entrance hallway with vinyl flooring underfoot. There is useful storage area ideal for storing outdoor clothing and doors lead through to the living room and kitchen. A staircase with a timber balustrade ascends to the first floor landing.

LIVING ROOM 19'5" max x 9'4" max



This beautifully presented and generous size reception room is the perfect place to relax in the evening. The room is nicely decorated, has feature panelling, space for freestanding furniture and a large window gives a view of the front garden. Glazed double doors open to the conservatory and a door opens to the hallway.



CONSERVATORY 8'9" max x 8'7" max



Flooded with natural light, this great addition to the property is currently used as a dining room and has lovely views over the garden. There is space for furniture, laminate flooring underfoot and patio doors open to the garden.

KITCHEN 11'9" max x 7'4" max



This charming kitchen is fitted with a range of pale grey wall and base units, contrasting work surfaces with an attractive splash back and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a four ring gas hob with extractor fan over and an electric oven. There is space for a fridge freezer and plumbing for a washing machine. An understairs cupboard houses the boiler and offers space for household items. Spotlights adorn the ceiling, vinyl flooring flows underfoot and doors open to the side of the property and back through to the hallway.

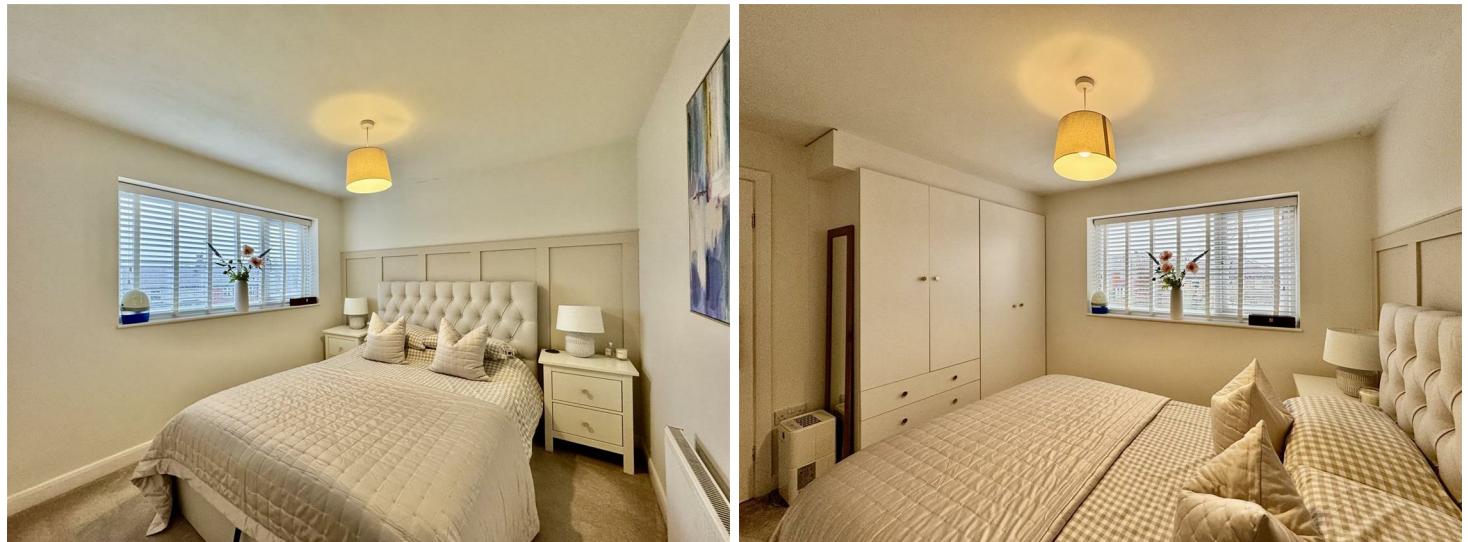


FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to the first floor landing which has a side facing window, doors lead to three bedrooms, the house bathroom and a hatch gives access to the loft.

BEDROOM ONE 11'3" max x 9'7" max



This tastefully decorated double bedroom overlooks the garden below and has ample space for freestanding furniture, a feature panelled wall and a door leads to the landing.

BEDROOM TWO 10'2" max x 9'8" max

This good sized double bedroom is well presented, has a bank of fitted wardrobes and space for bedroom furniture. A window gives pleasant views over the cul de sac below and a door leads to the landing.

BEDROOM THREE 6'9" max x 5'4" max

A bright single bedroom located to the front of the property having a fitted bulk head bed and which could alternatively used as an office for those working remotely. A door leads to the first floor landing.

BATHROOM 6'3" apx x 5'4" apx



This stylish bathroom is fitted with a white three-piece suite, including a bath with shower over and glass screen, pedestal hand wash basin with mixer tap, a low level W.C and a chrome towel radiator. The room is fully tiled with complimentary tiled flooring underfoot. A rear obscure window allows light to flow through and a door leads through to the landing.

REAR GARDEN



Great for entertaining and family gatherings, this good size enclosed garden can be accessed through from the side of the property through a timber gate and out through the kitchen and conservatory. The garden offers an excellent range of spaces to enjoy which includes patio areas, decking and ample room for garden furniture. To the bottom of the garden is another paved area with space for a timber outbuilding if desired.



EXTERNAL FRONT AND DRIVEWAY



To the front of the property is a low level wall and a lawn with flower bed borders. A path leads to the front door and a driveway leads down the left side of the property which provides parking for one vehicle.

***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:

Standard brick and block

PARKING:

Driveway

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

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.

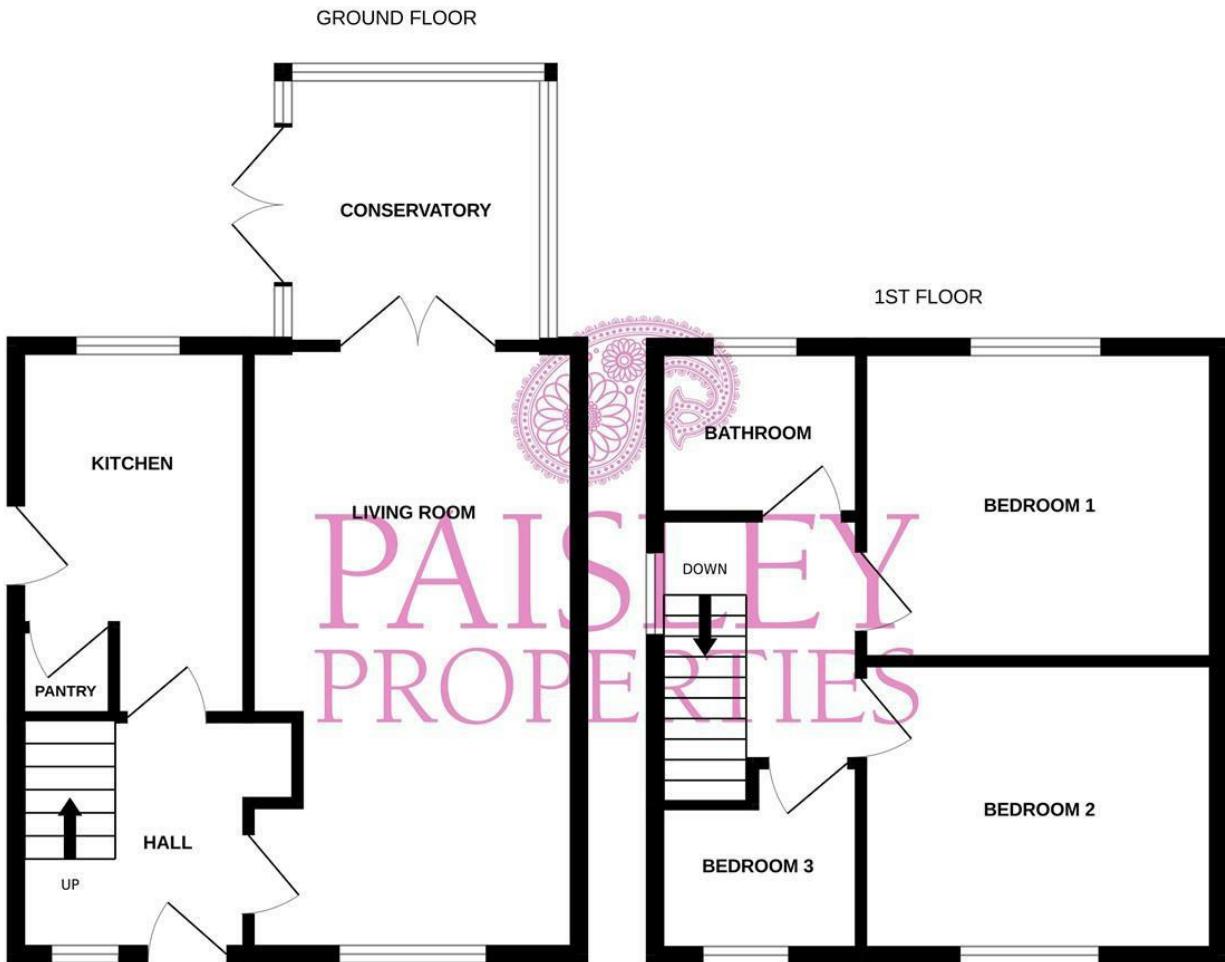
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

SURVEY TEXT

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	67

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