

97 Daw Royds,  
Almondbury HD5 8ST

£170,000



**\*\*NO VENDOR CHAIN INVOLVED\*\* THIS BEAUTIFULLY PRESENTED, TWO BEDROOM SEMI DETACHED PROPERTY IS "MOVE IN READY" BOASTS SPACIOUS LIVING ACCOMMODATION, A FANTASTIC SIZE AND WELL MAINTAINED REAR GARDEN AND ON STREET PARKING**

**FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C / NON STANDARD CONSTRUCTION.**

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through a upvc door into this welcoming entrance hallway which really does set the scene for the accommodation on offer. There is a useful under stairs storage cupboard, feature panelled walls, practical tile flooring underfoot and a staircase with timber balustrade ascends to the first floor landing. A door opens through to the kitchen.



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

This attractive kitchen is fitted with a range of wall and base units, complimentary work surfaces with tiled splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an undercounter fridge, electric oven, four ring gas hob and a concealed extractor fan over. There is plumbing for a washing machine and a handy storage pantry. A large window overlooks the rear garden, a door opens to the entrance hallway, through to the dining room and an external door opens to the side of the property.





**DINING ROOM 8'10" max x 8'5" max**

A great space for entertaining, with space for a dining table, chairs and freestanding furniture. Patio doors open to the rear garden, glazed double doors open through to the living room and a doorway leads to the kitchen.







### **LIVING ROOM 12'8" max x 11'8" max**

This nicely presented reception room has space for living room furniture and a large window which overlooks the front garden. Glazed double doors lead back through to the dining room.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing with a side window, a hatch provides access to the loft and doors lead through to two double bedrooms and the house bathroom.





### **BEDROOM ONE 15'10" max x 10'3" apx**

This generous size double bedroom is positioned at the front of the property with views over the street scene below through its windows. The room is beautifully presented, has ample room for freestanding furniture, a fitted storage cupboard housing the boiler and a door leads to through to the landing.





### **BEDROOM TWO 11'10" apx x 10'0" max**

A good size double bedroom located to the rear of the property with pleasant views over the garden. There is space for freestanding bedroom furniture and a door leads through to the landing.



### **BATHROOM 6'7" apx x 5'4" apx**

The modern bathroom comprises of a white three piece suite including a bath with waterfall shower over, pedestal hand wash basin with mixer tap and a low level W.C. The bathroom is partially tiled with complimentary vinyl floor underfoot, has a chrome towel radiator, obscure glazed rear window and a door which leads to the landing.



### **OUT HOUSE 9'0" apx x 6'5" apx**

Located to the side of the property is this useful out house which has light, power and offers space for a freezer, tumble dryer and extra storage if required.





## REAR GARDEN

To the rear of the property there is a fantastic size and well maintained garden which is mainly laid to lawn and enclosed by boundary fencing. A patio adjoins the property allowing for outdoor entertaining with space for garden furniture. A pathway leads to the end of the garden which has a recently laid patio and raised decking allowing extra space to sit and dine out. There is access to the out house and a pathway with a timber gate gives access to the front of the property.







**EXTERNAL FRONT AND PARKING**

You enter through a wrought iron gate to a fence enclosed, lawned garden with shale plant bed borders. A timber gate opens to the rear garden and a path leads to the front door.

The property has on street parking.





## **\*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 A

PROPERTY CONSTRUCTION:  
Non standard construction.

PARKING:  
On Street Parking

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 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. \*

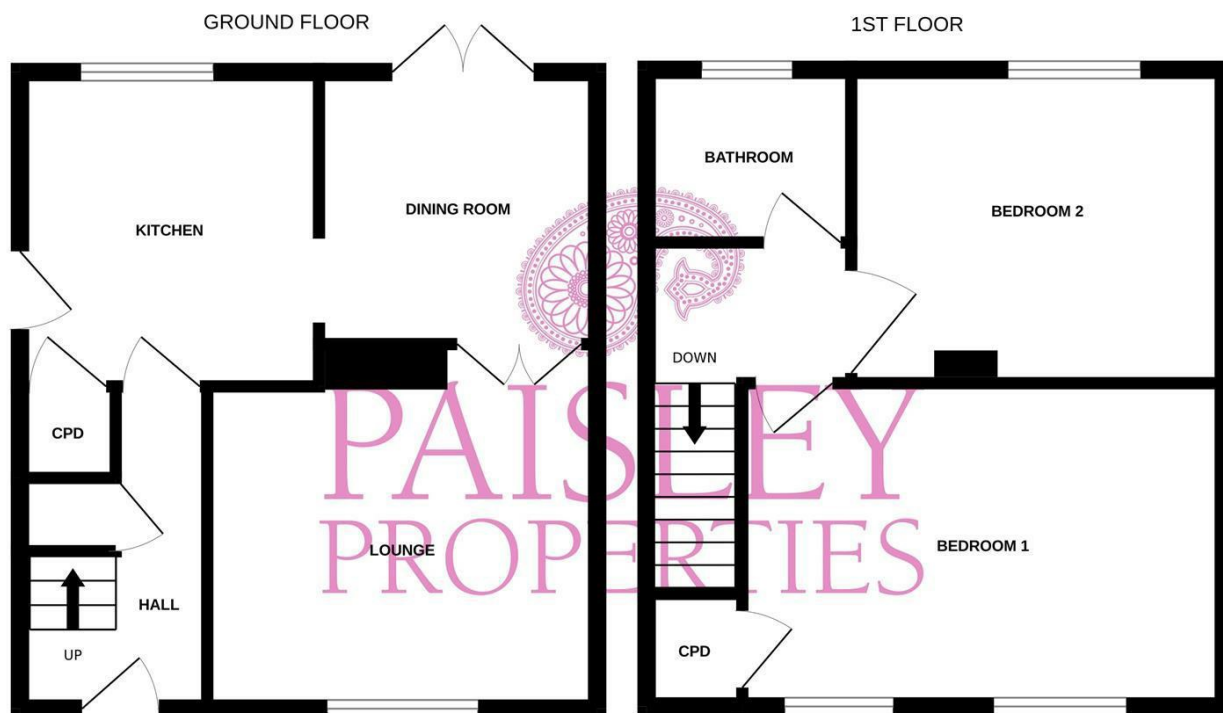
## **PAISLEY**

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**

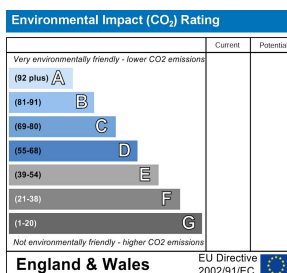
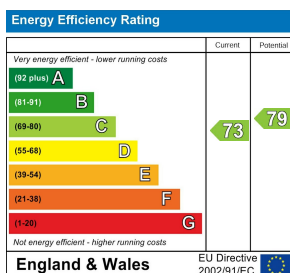
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more 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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