86 Park View,
Flockton WF4 4AF

OFFERS AROUND
£210,000

NO ONWARD CHAIN THIS THREE BEDROOM SEMI-DETACHED PROPERTY IS BURSTING WITH FURTHER POTENTIAL AND SITS IN AN ELEVATED CUL DE SAC POSITION WITH GENEROUS GARDENS TO BOTH THE FRONT AND REAR.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 5′10″ apx x 13′3″ apx

You enter the property through a painted timber door into a welcoming hallway where there is ample space to remove and store outdoor clothing on arrival. The hallway is filled with natural light courtesy of a side facing window. A small cubby hole is the perfect hiding place for extra coats and taller household items. Wood effect vinyl flooring runs under foot and a carpeted staircase ascends to the first floor. A door leads to the lounge and a doorway leads through to the dining kitchen.

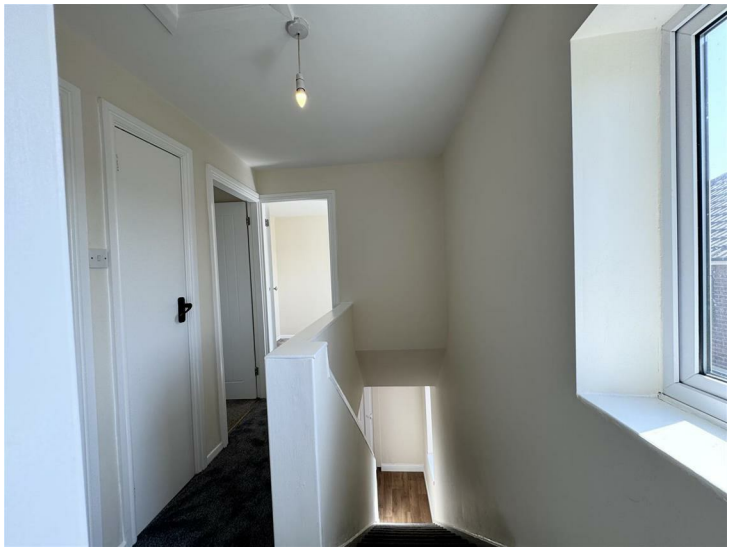
LOUNGE 12′5″ apx x 13′2″ max into alcove

Situated to the front of the property and simply flooded with natural light from a large window which overlooks the front garden and the street beyond with views of fields and Emley Moor mast in the distance, this good size lounge is neutrally decorated and has ample space for lounge furniture. A door leads to the hallway.

DINING KITCHEN 18′10″ apx x 9′3″ apx

Spanning the rear of the property and light and airy courtesy of two rear facing windows, this generous dining kitchen is fitted with a range of cream shaker style base and wall units, timber effect laminate worktops, tiled splashbacks and a single bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise an electric induction hob and a single electric fan oven. There is space and plumbing for both a washing machine and a dishwasher and space for a tall fridge freezer in the understairs alcove which has a side facing obscure window. A multi fuel stove in an inglenook fireplace takes centre stage in the room. The dining area is large enough to accommodate a good sized table and chairs. A part glazed timber door allows access out to the rear garden and a doorway leads through to the hallway.

FIRST FLOOR LANDING 5′10″ apx x 8′8″ apx



Simply filled with natural light from a large side facing window which offers views out over the neighbouring gardens and countryside beyond, this lovely large landing has a hatch allowing access to the loft, a cupboard for storage and doors leading to the three bedrooms and house bathroom.

BEDROOM ONE 8′8″ apx x 12′6″ apx

Positioned to the front of the property with a leaded window looking out over the garden, street and fields beyond, this fabulous double bedroom has an abundance of space for freestanding bedroom furniture and is neutrally decorated. A door lead to the landing.

BEDROOM TWO 9′2″ apx x 12′7″ apx

Located towards the rear of the property with a window looking out over the rear garden, the second double bedroom is neutrally decorated with wood effect laminate flooring underfoot. A built-in cupboard to one wall houses the property's central heating boiler. A door leads to the landing.

BEDROOM THREE 8′7″ apx x 7′10″ apx

This third bedroom is of a good size and has plenty of room for a single bed and associated furniture items, it could alternatively make a great home office. A side facing window offers lovely views and a door leads to the landing.

HOUSE BATHROOM 7'6" apx x 5'6" apx

This modern bathroom is fitted with a three-piece white suite comprising a bath with a brass mixer tap and an electric shower over, a Victorian style pedestal hand wash basin with brass taps and a matching low level cistern WC. The room is partially tiled with white tiles and grey wood effect vinyl flooring runs under foot. Two obscure windows flood the space with natural light and a timber door leads onto the landing.

EXTERIOR & OUTHOUSE 11'4" apx x 6'5" apx

To the front of the property is a long front garden which is a blank canvas and currently grassed with a privet hedge separating it from the path which runs up the side to the house and continues past the outhouse (which has light and power) into the rear garden. There is a paved area closest to the house perfect for al fresco dining and a ledge, beyond which is a large garden space just waiting to be landscaped.

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:
Standard

PARKING:
On Street Parking

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 1800Mbps download / 220 Mbps Upload.

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.

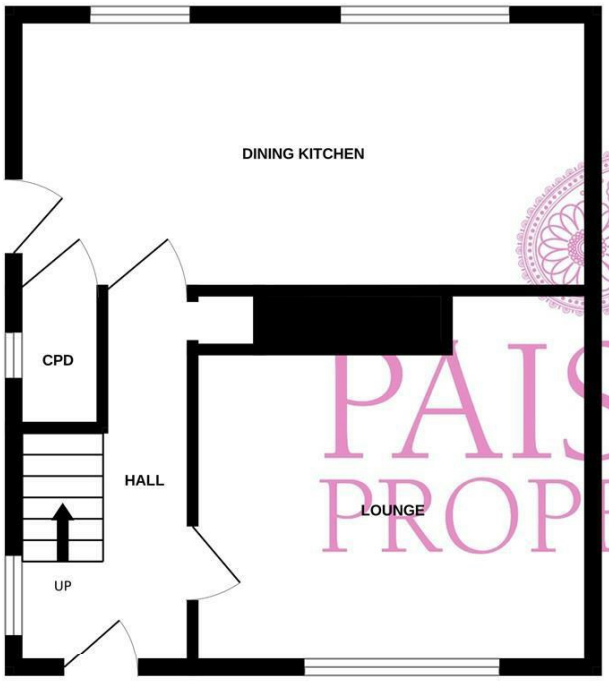
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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.

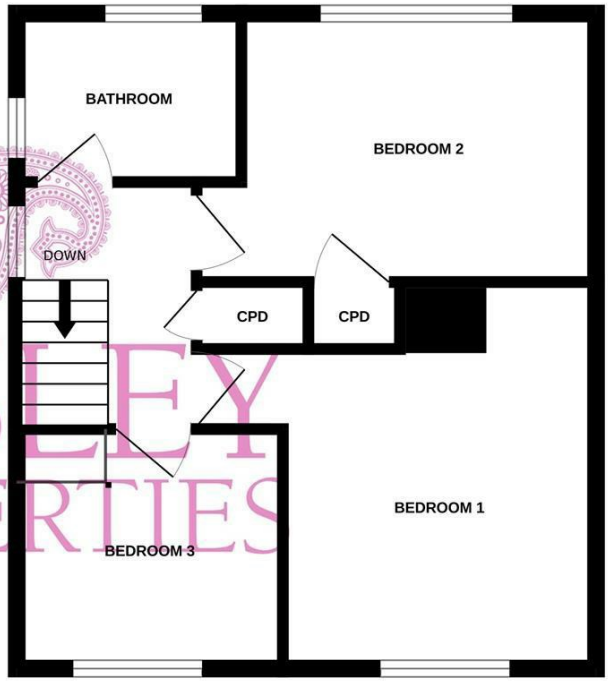
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak 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. *

GROUND FLOOR



1ST FLOOR



PAISLEY PROPERTIES

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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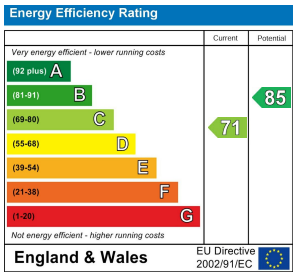

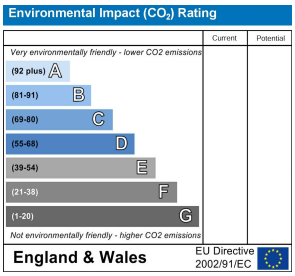

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