3 Greenacre Drive, Upper Denby HD8 8UP

OFFERS AROUND
£300,000

NO ONWARD CHAIN THIS EXTENDED, TWO-BEDROOM, LINK-DETACHED BUNGALOW HAS BEEN WELL-LOVED OVER THE YEARS AND OFFERS VERSATILITY FOR MODERNISATION. BOASTING SPACIOUS ROOM SIZES, DRIVEWAY PARKING, TANDEM GARAGE, ENCLOSED REAR GARDEN, AND FAR-REACHING VIEWS OVER OPEN COUNTRYSIDE.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE PORCH 6′10″ apx x 6′5″ apx

You enter the property through a white uPVC door into a welcoming porch, which has built-in cupboards for storage. There is a carpet underfoot. A door leads to the hallway.

HALLWAY 17′8″ apx x 3′10″ apx
The hallway features a large built-in double airing cupboard and additional built-in cupboards, one full-height and one low-level, for storing household items. A hatch gives access to the loft. Doors lead to the porch, kitchen, bathroom, lounge, and two bedrooms.

KITCHEN 7′10″ apx x 11′10″ apx

Located at the front of the property, with a window looking out onto the street, this well-equipped kitchen is fitted with cream and oak-effect base and wall units, oak-effect laminated worktops, tiled splashbacks, and a cream composite one-and-a-half bowl sink and drainer with a chrome mixer tap. The cooking facilities comprise a four-burner gas hob with a stainless steel extractor fan above, a double electric oven, and an integrated microwave oven. Integrated appliances include a washing machine, an under-counter freezer, and an under-counter fridge. A part-glazed uPVC door leads out to the property’s carport, driveway and garage, and an internal door leads to the hallway.

BATHROOM 5′5″ apx x 8′0″ apx

This modern house bathroom is fitted with a white four-piece suite comprising a bath with a mixer tap, a quadrant shower enclosure with an electric shower, a pedestal hand wash basin with chrome taps, and a concealed cistern WC. A high-level obscure window allows for ventilation and natural light to enter. A door leads to the hallway.

LIVING ROOM 10′11″ apx x 21′7″ apx

This generously sized lounge/dining room boasts fabulous garden and far-reaching countryside views through a set of patio doors, which also provide access to the garden. A recently-installed gas fire in a marble and timber surround creates a focal point in the room. Two chrome light fittings illuminate the space beautifully. There is ample space for both lounge and dining furniture. A door leads to the hallway.

BEDROOM ONE 12′9″ apx into robes x 13′6″ apx

Located to the rear of the property and enjoying far-reaching views of the countryside and the rear garden, this good-sized double bedroom has a full range of fitted bedroom furniture, including a set of sliding mirror wardrobes. The room is neutrally decorated with carpet underfoot. A door leads to the hallway.

BEDROOM TWO 14′2″ apx x 11′5″ apx

The second double bedroom is located at the front of the property, with a window overlooking the quiet street. The room benefits from fitted wardrobes and matching drawers. There is a gas fire in one wall, which suggests that this room could also be used as a formal dining room or lounge. A door leads to the hallway.

FRONT, GARAGE & PARKING

To the front of the property is an open lawned garden with a cobbled-style block-paved driveway leading to a carport and a tandem garage with an electric up-and-over door, light and power, together providing parking for 3/4 vehicles. The property's central heating boiler is located in the garage. A window allows light to enter, and a personnel door leads to the rear garden.

REAR GARDEN

To the rear of the property is a fantastic south-facing garden, hedged on three sides, offering privacy, which features a good-sized patio area, a large lawn incorporating established flower beds and shrubs along the perimeter. Beyond the garden lie fabulous views over open countryside and fields.

VIEWS

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:
Timber Framed

PARKING:
Garage & Driveway

RIGHTS AND RESTRICTIONS:N/A

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.
There are no known structural defects to the property.
An asbestos survey has been carried out - please contact the office for further information.

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.

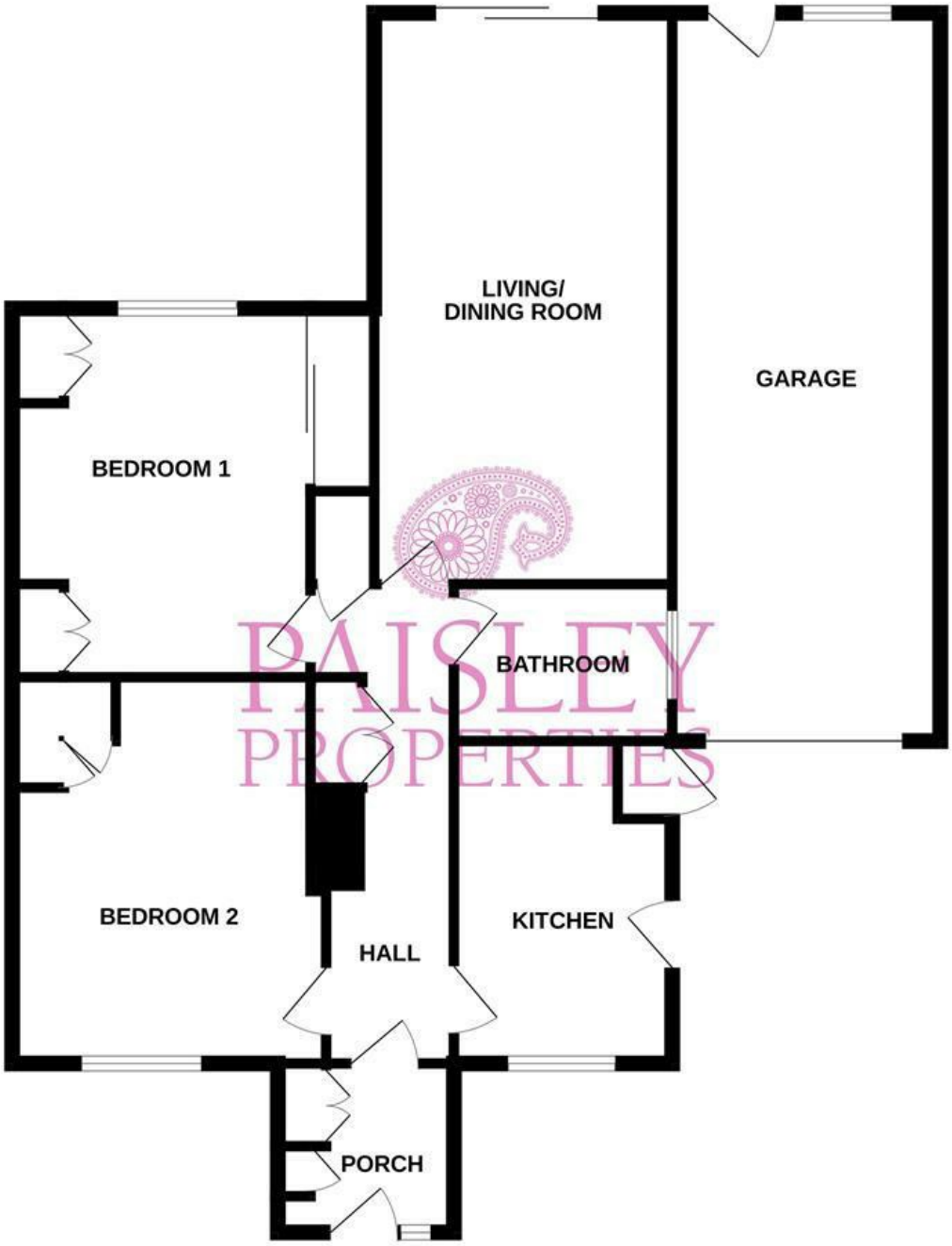
UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 100 Mbps

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

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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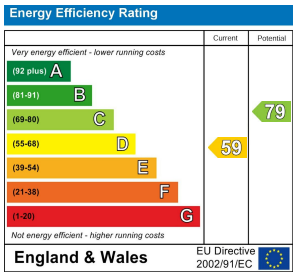

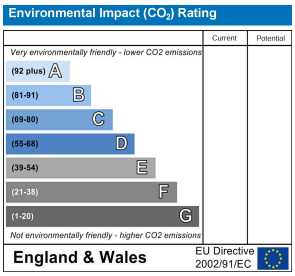

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