

7 Beckside,
Flockton WF4 4SU

OFFERS AROUND
£575,000



LOCATED ON A PEACEFUL CUL-DE-SAC, BENEFITING FROM SUPERB COUNTRYSIDE VIEWS, ROLLING FIELDS AND A VIEW OF EMLEY MOOR MAST, THIS SPECTACULAR FOUR/FIVE BEDROOM DETACHED FAMILY HOME HAS UNDERGONE A FULL PROGRAMME OF RENOVATION TOP TO BOTTOM AND INCLUDES MODERN FIXTURES AND FITTINGS, AMPLE OFF ROAD PARKING, GARDENS AND IS IN A CHARMING VILLAGE LOCATION.

FREEHOLD / ENERGY RATING: D / COUNCIL TAX BAND: F

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed grey composite door into this extremely welcoming entrance hallway which has ample room to remove your coats and shoes upon arrival. Oak doors and a glass balustrade add a touch of modern character to the space and doors lead to the downstairs WC, lounge, dining kitchen, dining room/snug and study/bedroom five. A staircase rises to the first floor landing and benefits from under-stairs storage for household items. The entrance hallway is also home to a Nest digital thermostat system, Nest digital smoke and carbon monoxide alarms and a newly fitted remote access digital alarm system.

DOWNSTAIRS WC 2'11" max x 6'5" max

This useful cloakroom is fitted with a low level W.C and vanity hand wash basin with mixer tap over. The walls are partially tiled with attractive modern grey tiles, there is complimentary grey tiled flooring and a chrome heated towel rail sits to one side. An oak door leads to the entrance hallway.



LOUNGE 14'1" max x 19'10" max

Situated to the front of the property, this spacious living room has ample space for freestanding furniture and has a lovely large bay window which floods the room with natural light and provides an outlook out over the quiet cul-de-sac. A beautiful contemporary electric fireplace creates a great focal point to the room and forms part of the sleek built in media wall, there is quality carpeted flooring and oak double doors open to the entrance hallway.



DINING KITCHEN 16'9" max x 12'6" max

Having been installed by the current owners in the past few years, this stunning dining kitchen really is the heart of the home and has been well thought out. Fitted with a range of high specification light grey gloss wall and base units, white Quartz worktops with matching up-stands and a sink and drainer with pull down spray mixer tap over. Integrated appliances include two Neff electric ovens, Neff five ring induction hob with extractor fan over and Neff dishwasher. To one end of the room there is space for a large dining table and chairs and freestanding fridge freezer and patio doors open onto the rear garden, making this the perfect place for entertaining and family life, with the patio feeling like an extension of the property. A rear facing window overlooks the garden, there is spot lighting, under unit lights and light grey tiled flooring which all complete the space. Doors lead to the entrance hallway and utility room.



UTILITY ROOM 5'0" max x 10'0" max

Connecting the garage and dining kitchen, this practical utility room is fitted with the same units and worktops as the kitchen and has space/plumbing for a washing machine and tumble drier. There are spot lights to the ceiling, light grey tiled flooring flows in from the kitchen and doors lead to the garage, dining kitchen and out to the side of the property. The property's combination boiler is also neatly tucked away in the corner cupboard.



DINING ROOM / TV ROOM / SNUG 11'10" max x 12'5" max

Currently used as a TV room this versatile space could alternatively be used as a formal dining room or play room. The room boasts a panelled wall made up of handy cupboard storage, suiting a media/TV room. Additionally, there are sliding patio doors making the rear patio and garden area easily accessible. The room is tastefully decorated in soft neutral tones, there is carpeted flooring and a door to the entrance hallway.



STUDY/BEDROOM FIVE 7'1" max x 9'1" max

Another flexible space located on the ground floor which is ideal to use as a home office / work space for those needing to work from home. The room would also make a superb fifth bedroom/ guest room or hobby room. The room is well presented, there is a rear facing window, carpeted flooring and a door to the entrance hallway.



FIRST FLOOR LANDING

A striking oak and glass balustrade staircase ascends from the entrance hallway to the first floor landing which is very spacious and has doors to the four bedrooms, house bathroom and convenient airing cupboard which is shelved making it perfect for storing towels and linen. A generously sized loft hatch, with retractable wooden staircase, provides access into the mainly boarded and shelved loft space.



BEDROOM ONE 12'9" max x 17'9" excl wbes

Positioned to the front of the property, this very impressive double bedroom is immaculately presented and has an abundance of space for bedroom items. There is a bank of newly fitted premium wardrobes to one wall, a large front facing window fills the room with light and offers rural views beyond the cul-de-sac and an archway opens to the dressing room area. The room has been freshly decorated in neutral tones, has spot lighting which finish the room nicely and a door leads to the entrance hallway.



DRESSING AREA 4'9" max x 6'11" max

The dressing area has room for a dressing table to one side and to the other side there is another newly fitted wardrobe making it the perfect space to get ready away from the main bedroom. There is a side facing window providing natural light and a door to the en-suite.

EN-SUITE 3'10" max x 8'11" max

The en-suite is fitted with a modern three piece suite comprising of a double shower cubicle with rainfall style shower and handheld attachment, low level WC and pedestal hand wash basin with mixer tap over. The room is partially tiled with neutral beige tiles, there is a side facing obscure glazed window and grey tiled flooring. Spot lights complete the room, there is a chrome heated towel rail and a door leads to the dressing area.



BEDROOM TWO 16'6" into door x 12'7" excl wbes

Another fantastic double bedroom this time situated to the rear of the property with charming views over the garden from its window. There is neutral decor, copious amounts of space for bedroom items and this bedroom also benefits from newly fitted wardrobes. There are spot lights to the ceiling and doors lead to the first floor landing and second en-suite shower room.



EN-SUITE 7'7" max x 3'11" max

This contemporary en-suite shower room fitted with a similar suite as bedroom one including a double shower cubicle, hand wash basin with mixer tap and low level W.C. There is a rear facing obscure glazed window, decorative beige wall tiles, grey floor tiles and spot lights to the ceiling. A door leads to the bedroom.



BEDROOM THREE 13'1" max x 16'6" into door

This fabulous double bedroom is bright and airy courtesy of the large front facing windows which fill the room with light and provide pretty views over the neighbouring fields and woodland. There is a newly fitted wardrobe, ample space for bedroom items, spot lights and carpeted flooring. The bedroom sizes throughout are larger than average making it perfect for those with a growing family or in need of generously sized rooms for visitors. A door leads to the first floor landing.



BEDROOM FOUR 11'1" max x 9'9" max

Enjoying views over the garden from its window, this wonderful double bedroom has plenty of space for furniture items and has elegant neutral decor. This room also has spot lights and carpeted flooring. This room would alternatively make a great hobby room, second dressing area or child's nursery if required. A door leads to the first floor landing.



HOUSE BATHROOM 6'1" max x 7'3" max

A stylish house bathroom, with a luxurious feel, and fitted with a three piece white suite comprising of a freestanding bath with central mixer tap, pedestal hand wash basin with mixer tap and low level W.C. There is a chrome heated towel rail, rear facing obscure glazed window and spot lighting. The room is fully tiled with modern wall and floor tiles and a door leads to the first floor landing.



FRONT, GARAGE AND PARKING

To the front of the property there is a minimalistic, well maintained, low maintenance modern lawned garden which has a border and is complimented by an Indian stone garden path leading to the front door. Next to the path there is off road parking for two vehicles which sits in front of an integral double garage which has two up and over doors, power and light. The garage currently doubles up as a workshop and gym for the current occupiers. Garage measures 5.15 max x 5.08 max

The property has also benefitted from a new frontage to add extra curb appeal, including replaced fascias, soffits, windows and external doors.



REAR GARDEN

To the rear of the property there is a beautiful garden which is enclosed by boundary fencing. A large stone patio adjoins the property allowing the perfect place for al-fresco dining and steps lead up to a lawned garden which is bordered with lots of different shrubs which add a lovely splash of colour in the summer months. There are paths down either side of the property to the front. The path to the left of the property from the rear garden also houses the side door that leads in to the utility room. The rear garden can be accessed from both the dining kitchen and dining room. Other features such as outside tap, external mains power and a garden shed for useful storage are also included.





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 F

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Double Garage and Driveway

RIGHTS AND RESTRICTIONS: None

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 1000mbps

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 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.

PAISLEY PROPERTIES

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.

PAISLEY SURVEYORS

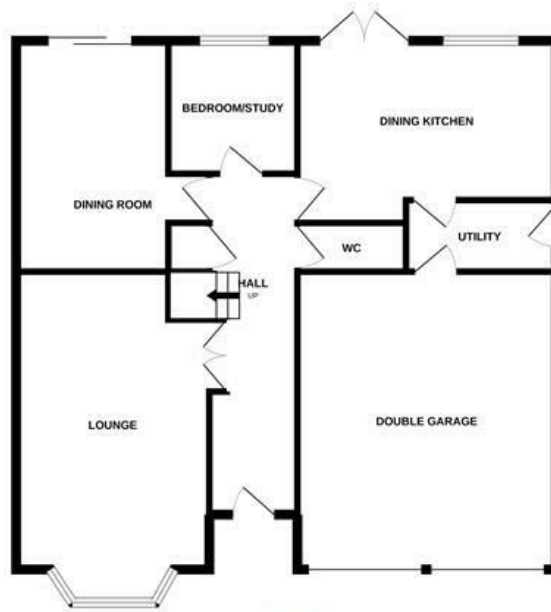
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

PAISLEY MORTGAGES

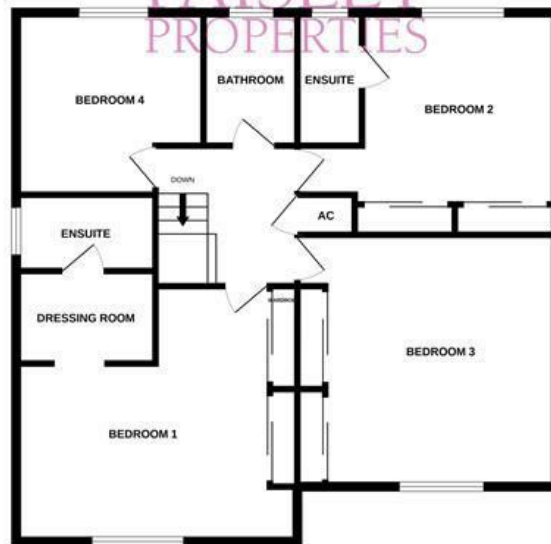
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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



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			93
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

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