15 Fenay Lane,
Almondbury HD5 8UN

£155,000

NO CHAIN POSITIONED ON THE HIGHLY DESIRABLE "FENAY LANE" THIS CHARMING TWO BEDROOM PROPERTY BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A LOW MAINTENANCE FRONT GARDEN AND ALLOCATED PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING E

PAISLEY PROPERTIES

PORCH

You enter this handy porch through a upvc door which has practical tile flooring underfoot and space to remove and store outdoor clothing. A timber door opens to the entrance hall.

ENTRANCE HALL

A part glazed timber door leads to the welcoming entrance hall where a staircase ascends to the first floor and a door leads to the open plan living kitchen.

OPEN PLAN LIVING KITCHEN 17′8″ max x 16′6″ max

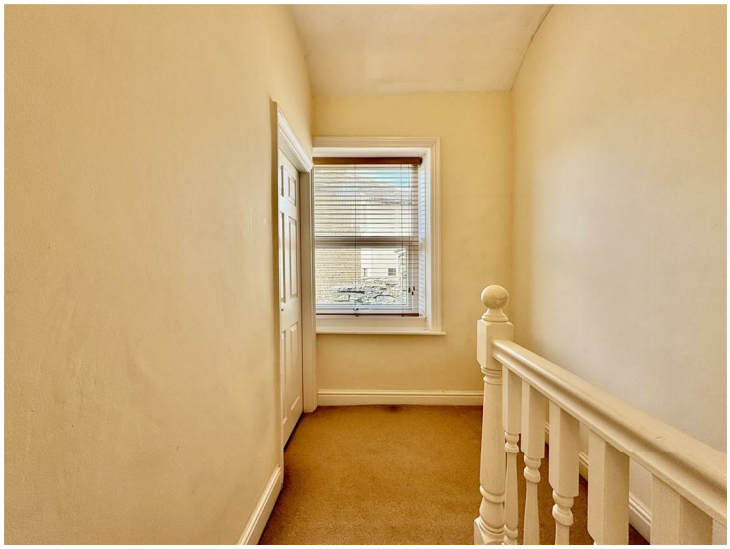
This well presented living space really is the heart of the home. The generous size, open plan room stretches the depth of the house and has a kitchen positioned to the rear. The kitchen is fitted with a range of contemporary grey wall and base units, contrasting work surfaces, tiled splash back and a circular stainless steel sink with mixer tap over. There is space for freestanding electric oven, a fridge freezer and plumbing for a washing machine. The living area has a central dresser unit providing useful deep storage space and the room has ample space for free standing living room furniture whilst still allowing plenty of room to house a dining table and chairs. Laminate flooring flows underfoot, dual aspect windows flood the room with natural light and offer a view over the front garden. Doors lead to the entrance hall and to the cellar head.

AI IMAGE WITH FURNISHINGS

CELLAR 17′1″ max x 9′2″ max

Stone steps descend to this spacious vaulted cellar which has central heating, inset shelving and a separate storage area. Offering exceptional versatility, this unique space lends itself perfectly to a home bar, utility area, office or hobby space, while also providing excellent storage.

FIRST FLOOR LANDING



Stairs ascend from the entrance hall to the first floor landing which has a large rear window and doors lead through to the two bedrooms and bathroom. a cupboard houses the boiler and has room for storage. A hatch gives access to the loft which has recently had a enirovent atmos ventilation system fitted.

BEDROOM ONE 10′0″ max x 9′6″ max

Positioned to the front of the property this neutrally decorated double room has space for a range of freestanding bedroom furniture, a large window offers a view over the front garden. A door leads to the landing.

BEDROOM TWO 10'7" max x 7'6" max

This is another good sized double bedroom which is located to the rear of the property with pleasant far reaching views. There is room to accommodate free standing furniture and a door leads to the landing.

BATHROOM 6′7″ max x 5′7″ max

This modern bathroom comprises of a bath with shower over and a glass screen, a pedestal hand wash basin and low level W.C. The room benefits from having fully tiled walls and solid wood laminate flooring underfoot. There is spot lighting to the ceiling, a rear facing obscure window and a sliding door leads to the landing.

GARDEN & PARKING

The property enjoys a good size low-maintenance frontage, predominantly laid with gravel and complemented by block paving, the garden provides space for out door dining and ample room for garden furniture, while still leaving space for decorative pots and planters.

Adjacent to the property is allocated 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:
Stone

PARKING:
Allocated Parking

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations 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

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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.

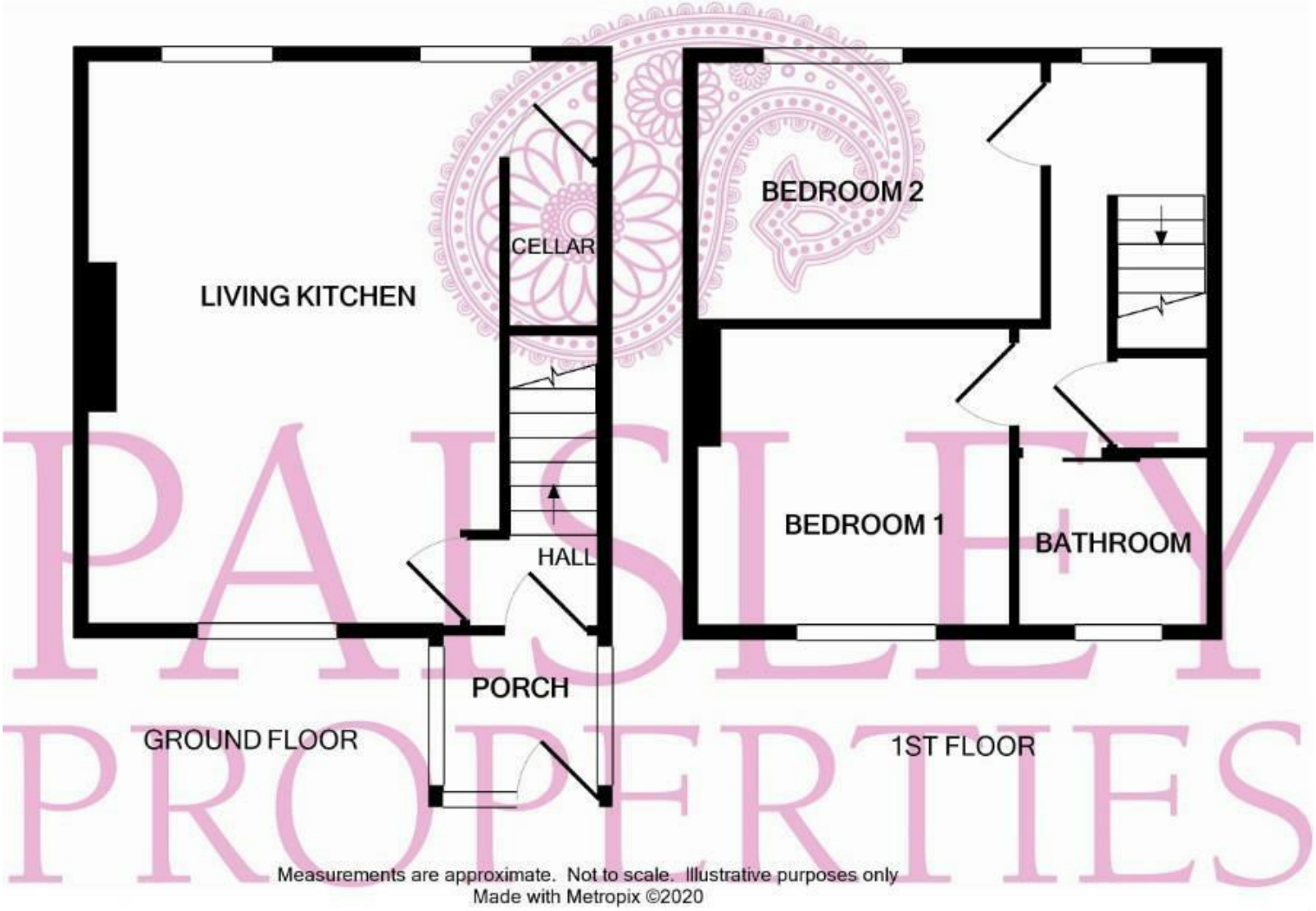
MORTGAGES

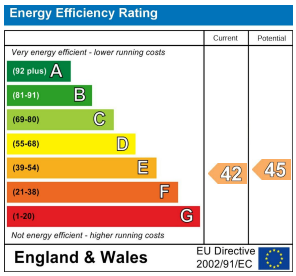
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

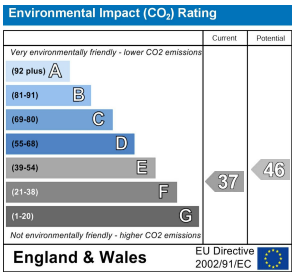
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY 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.







www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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