

Sun Ridge Stones Lane,  
Golcar HD7 4EJ

OFFERS AROUND  
£200,000



POSITIONED ON A GOOD SIZE PLOT, THIS EXTREMELY SPACIOUS ONE BEDROOM TRUE BUNGLOW IS BURSTING WITH POTENTIAL TO MAKE IT YOUR OWN, HAS A GENEROUS SIZE CONSERVATORY, DRIVEWAY FOR MULTIPLE VEHICLES AND DETACHED SINGLE GARAGE.

LEASEHOLD - 999 YEARS - EXPIRING 2938 - CHARGES TBC / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY  
PROPERTIES

### **BREAKFAST KITCHEN 20'8" x 11'8" max**

You enter the property through a upvc part glazed door into this well proportioned breakfast kitchen which has an array of wall and base units with contrasting work surfaces and a composite sink with mixer tap over. Integrated appliances include an electric oven, microwave, electric hob with concealed extractor fan over, dishwasher, washing machine, tumble dryer and space for a fridge freezer. A handy breakfast bar gives a space for informal dining and a decorative fireplace gives a focal point to the room. Tile flooring flows underfoot and doors lead through to the bathroom, bedroom and an opening leads through to the lounge.

### **LOUNGE 18'5" x 13'0" max**

This characterful lounge has an exposed stone feature fireplace, inset shelving and ample space for living room furniture. There are beams to the ceiling, sliding glazed doors open to the conservatory and an opening leads back through to the breakfast kitchen.

### **CONSERVATORY 17'7" x 14'8" max**

Flooded with natural light, this wonderful addition to the home is a great space to entertain and is currently used as a garden room/second sitting room, tile flooring flows underfoot, a patio door open to the rear garden bringing the outside in and sliding glazed doors lead back through to the lounge.

### **BEDROOM 29'0" x 12'4" max**

This impressive bedroom situated at the rear of the property has dual aspect windows which allows the room to feel light and airy alongside enjoying a lovely outlook over the rear garden. The room has a bank of fitted wardrobes, overhead storage, drawers, a dressing table and space to accommodate freestanding furniture. A door leads through to the breakfast kitchen.

### **BATHROOM 11'9" x 5'10" max**

Yet another good size room, the bathroom comprises of a bath with shower attachment, low level W.C, bidet, a pedestal hand wash basin and fitted storage ideal for towels and toiletries. There are two side obscure windows, complimentary tile flooring underfoot and a door leads through to the breakfast kitchen.

### **GARDENS, GARAGE AND DRIVEWAY**

You enter the driveway through double wrought iron gates where there is parking for multiple vehicles and a single detached garage which has electric and an up and over door.

The rear garden can be accessed from the front of the property and through the conservatory on to a raised patio area with wrought iron railings and provides pleasant views over the garden and beyond. This good size tiered garden has well established shrubs, plants and bushes. To the side of the garden is a pond and ample space for garden furniture if desired.

## **MATERIAL INFORMATION**

TENURE: Leasehold

ADDITIONAL PROPERTY COSTS: TBC

COUNCIL AND COUNCIL TAX BAND TAX: Kirklees, D

PROPERTY CONSTRUCTION: Brick

PARKING: Garage & Driveway

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Mains

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **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.

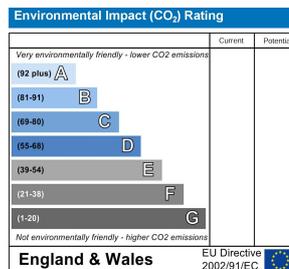
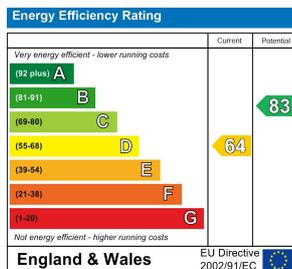
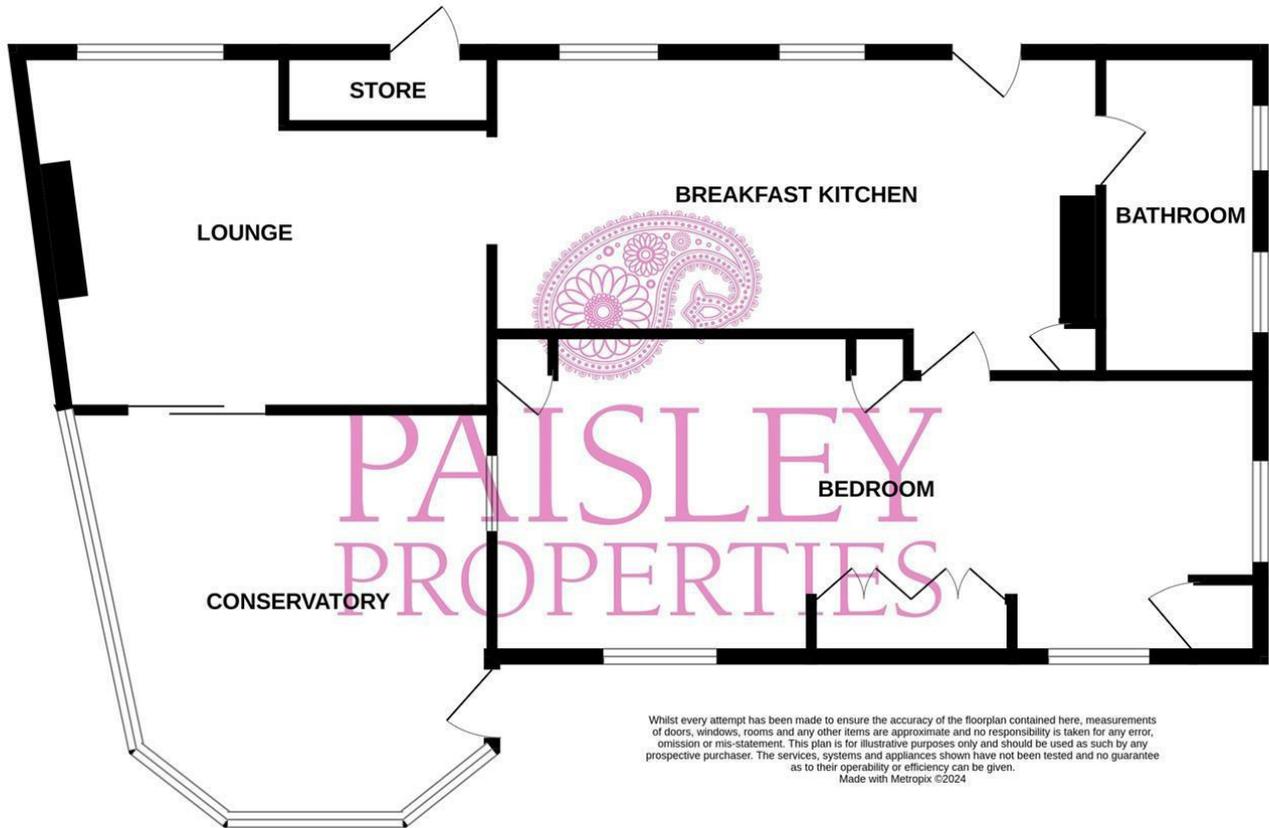
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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 for a free, no obligation quote or for more information.



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