79 Oakes Avenue, Brockholes HD9 7EE

OFFERS OVER £180,000















A SPACIOUS AND WELL PRESENTED THREE BEDROOM END TERRACE WITH ENCLOSED GARDENS AND DOUBLE WIDTH DRIVEWAY AFFORDING IDEAL ACCOMMODATION FOR THE YOUNG FAMILY CLOSE TO VILLAGE AMENITIES, SCHOOLING AND RAILWAY STATION.

FREEHOLD / COUNCIL TAX BAND A/ EPC: D

PAISLEY PROPERTIES

ENTRANCE HALLWAY



You enter the property through an attractive double glazed door into this welcoming hallway with stairs to the first floor and internal door to living room.

LIVING ROOM 13'11 x 14'19 maximum





A bright and spacious living room positioned to the front of the property having space for freestanding furniture, Upvc double glazed window to the front elevation and door leading to kitchen.



DINING KITCHEN 18'0" x 7'10" apx plus pantry recess

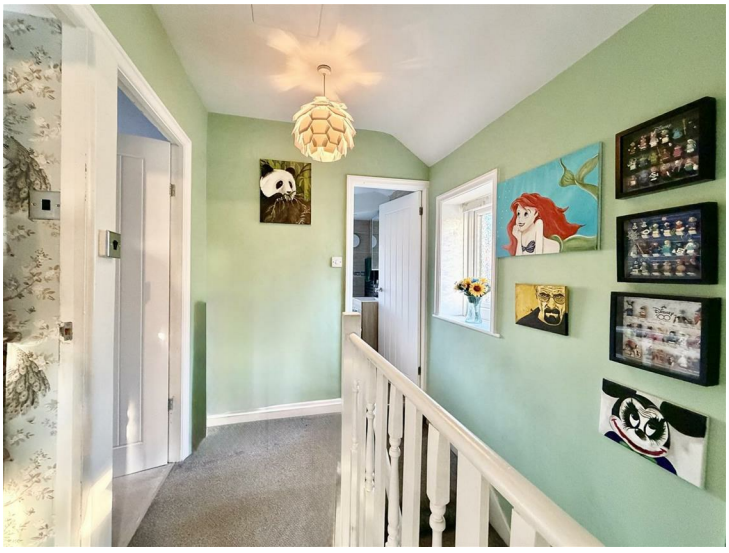




A most spacious dining kitchen spanning the full rear width of the property being fitted with a comprehensive range of shaker style wall and base cupboard units with contrasting granite effect work surfaces, inset single drainer sink unit, integrated electric oven, four ring gas hob and stainless steel extractor hood over, plumbing for washing machine, recessed spotlighting to the ceiling, useful pantry recess affording generous storage, space for dining table, two Upvc double glazed rear windows and door giving access to the rear garden.



FIRST FLOOR LANDING





Stairs ascend to the first floor and lead to a bright, spacious landing with contemporary decor, spindled balustrade and access to all bedrooms and bathroom

BEDROOM ONE 11'8 x 11'11 maximum




A generous double bedroom positioned to the front of the property having decorative picture rail, ample space for freestanding furniture and Upvc double glazed window to the front elevation.

BEDROOM TWO 11'10" x 10'2" apx




A second double bedroom positioned to the rear of the property, again affording a good amount of space for freestanding furniture with Upvc double glazed window overlooking the rear garden.

BEDROOM THREE 6'3 x 7'11 apx





A well proportioned third single bedroom or indeed home office positioned to the front of the property with Upvc double glazed window.

FAMILY BATHROOM 5'10 x 6'3 apx





Being positioned to the rear and furnished with a contemporary three piece white suite with contrasting full tiled surround, comprising a low level w.c, fitted hand wash basin, oversize shaped panelled bath unit with shower over and Upvc double glazed frosted window to the rear.

REAR GARDEN





Being of a generous size and designed for family living having a lower level lawn with raised decked seating area, bark chipped borders, space for useful storage shed, fenced boundary and side gate providing security and giving access to the front.



EXTERNAL FRONT AND DRIVEWAY

To the front the property has a double width tarmac' driveway providing generous off street parking with hedged and fenced boundaries and gated access to the rear.

***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band A

PROPERTY CONSTRUCTION:
Standard brick and block

RIGHTS OF WAY:
We are advised that there are no rights of way over the property.

PARKING:
Off street parking

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 sewerage
Electricity - Mains
Heating Source - Mains Gas
Broadband - available

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

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.

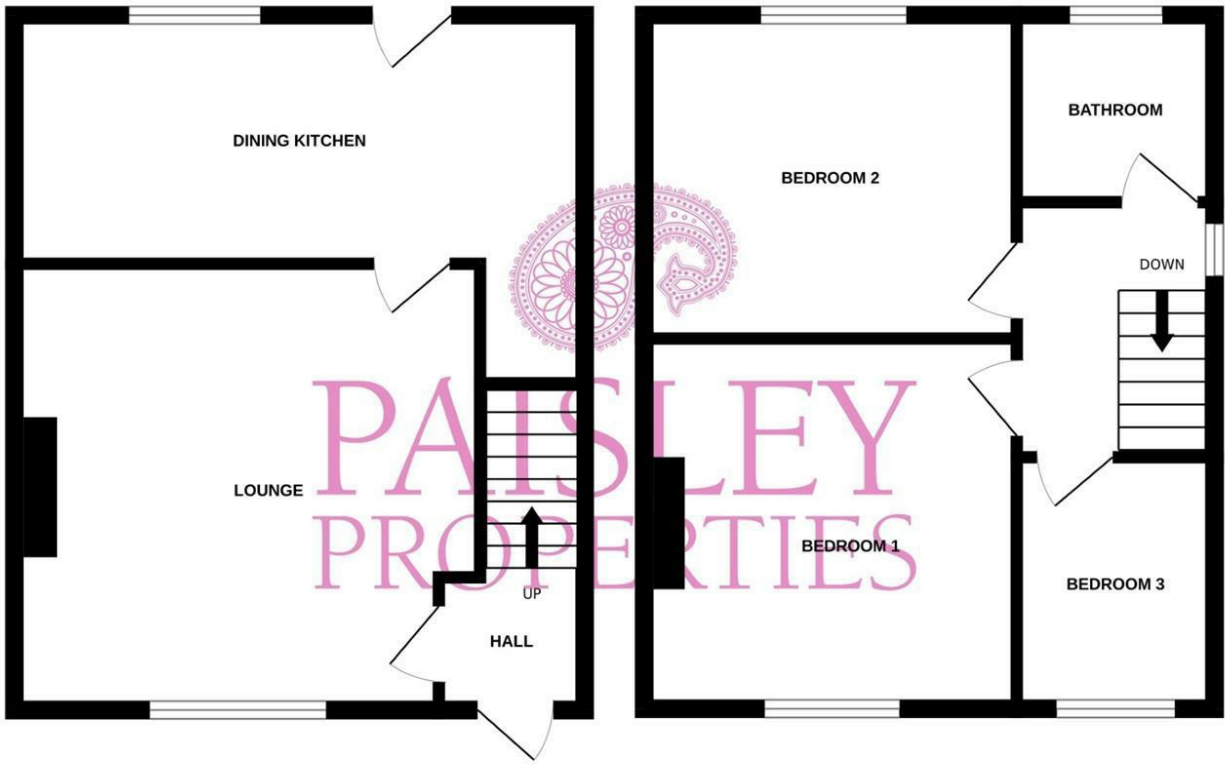
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy,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

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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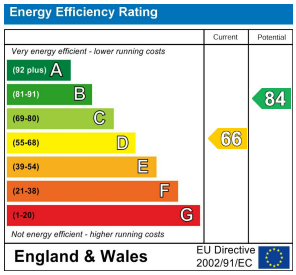

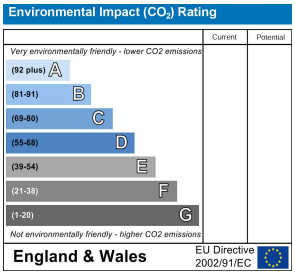

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