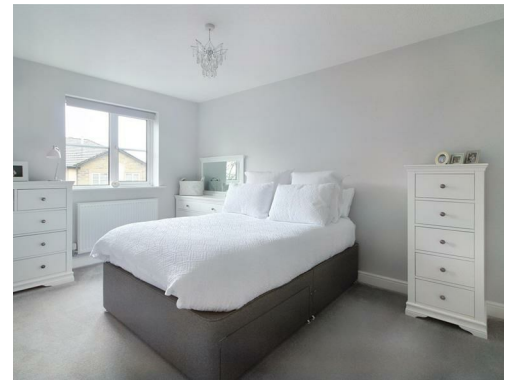
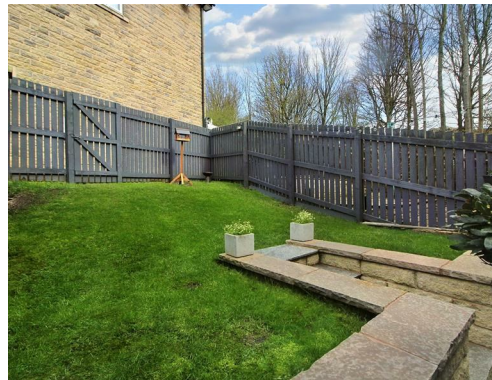
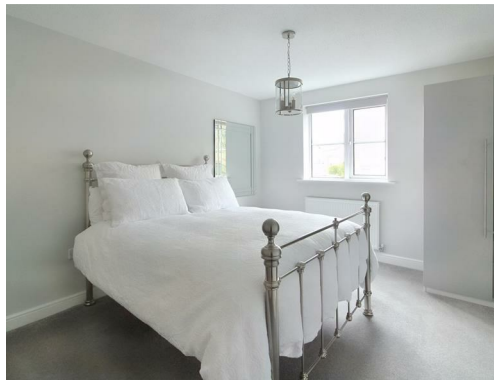
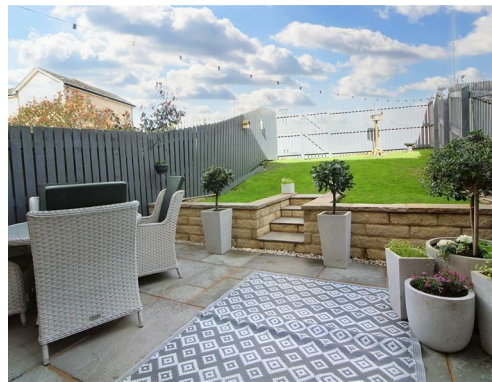


21 Bluehills Lane,
Lower Cumberworth HD8 8RQ

OFFERS AROUND
£315,000



THIS IMMACULATE THREE STOREY, FOUR BEDROOM TOWN HOUSE OFFERS SPACIOUS LIVING ACCOMODATION, DRIVEWAY, GARAGE AND GARDEN.

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

PAISLEY
PROPERTIES

ENTRANCE HALL 16'11" apx x 7'3" apx

You enter the property through a composite door into this lovely entrance hallway which offers plenty of space for removing coats and shoes and the option for freestanding furniture items if desired. There is tiled flooring, a staircase which ascends to the first floor and doors leading to the dining kitchen, garage, downstairs W.C and under stairs cupboard which offers good storage space for household items.

DOWNSTAIRS W.C 6'2" apx x 2'9" apx

This handy room is fitted with a modern hand wash basin with mixer tap which sits upon a vanity unit, and a low level W.C. The room is partially tiled with complementing floor tiles and has a door leading to the entrance hall.

**DINING KITCHEN 16'6" apx x 10'11" apx**

Having been lovingly upgraded this stylish dining kitchen has a beautiful fitted kitchen and ample room to accommodate a dining table and chairs.

The kitchen comprises of neutral shaker style wall and base units, quartz work tops and upstands, tiled splash backs and a sunken stainless steel sink with contemporary mixer tap over. There are double electric ovens, five ring gas hob with extractor over, integrated dishwasher and space for a freestanding fridge freezer and washing machine. A rear facing window looks out over the garden and French doors open onto the patio. The room has spot lighting, tiled flooring and a door which leads to the entrance hall.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has a second staircase rising to the second floor and doors which lead to the lounge and master bedroom.

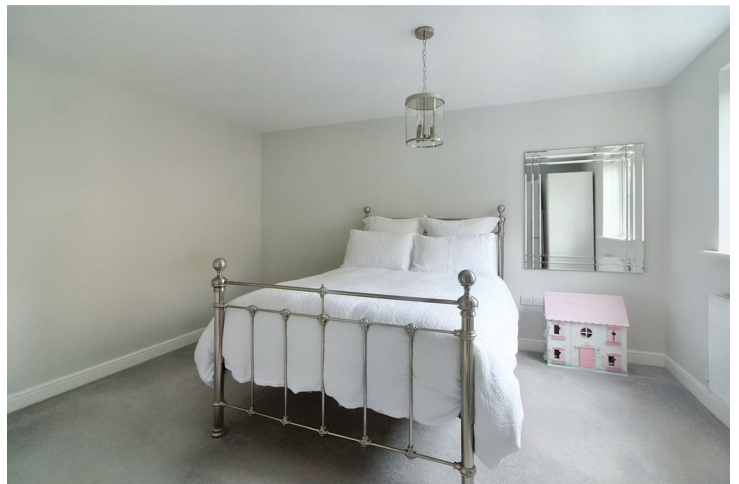
LOUNGE 16'6" max x 14'9" max

Presented to a superb standard this immaculate L shaped room offers ample space for a range of lounge furniture and enjoys an abundance of natural light courtesy of the two south facing patio doors with Juliet balconies. The room is decorated in soft tones and has a door leading onto the landing.



MASTER BEDROOM 13'4" apx x 11'5" apx

This generously sized double bedroom enjoys elegant décor and a pretty outlook over the rear garden from its window. There is space for a range of freestanding bedroom items and doors lead to the en-suite shower room and first floor landing.



EN-SUITE SHOWER ROOM 8'4" apx x 4'8" apx

Having been updated in recent years this high quality en-suite is fitted with a shower cubicle with mains shower, pedestal hand wash basin with mixer tap and a low level W.C. The room is fully tiled in attractive wall tiles and complementing floor tiles. There is spot lighting to the ceiling, an obscure glazed rear facing window, chrome heated towel rail and door which leads to the master bedroom.



SECOND FLOOR LANDING

Stairs ascend from the first floor landing to this second landing area which has doors leading to the three bedrooms and house bathroom. There is also a useful store cupboard off the landing.

BEDROOM TWO 14'4" max x 10'2" max

Another well proportioned double bedroom, positioned to the rear of the property with a window overlooking the garden, this room is decorated in neutral shades and has plenty of space for a range of furniture. A door leads to the landing.



BEDROOM THREE 13'8" apx x 9'1" apx

Located to the front of the property this third, good sized double bedroom is beautifully presented and boasts a front facing window with view over the street and to the neighbouring woodland. A door leads to the landing.



BEDROOM FOUR 10'10" apx x 7'1" apx

This fourth bedroom could accommodate a double bed but would also make a superb child's single bedroom, hobby room or home office. There is a large built in storage cupboard, front facing window and door which leads onto the landing.

There is also a ceiling hatch which provides access to the partly boarded loft space.

BATHROOM 8'3" apx x 6'1" apx

Fitted with a modern three piece white suite including bath, pedestal hand wash basin with mixer tap and low level W.C this room is partially tiled in decorative wall tiles, has spot lighting to the ceiling, a rear facing obscure glazed window, vinyl flooring and a door which leads to the landing.



GARAGE AND DRIVE

There is a long driveway leading up to a single integrated. The garage has an electric door, light and power. An internal door opens into the entrance hall.

FRONT

There is a well manicured lawned garden to the front with flower bed boarder and stunning blossom tree.

GARDEN

To the rear is a thoughtfully designed and landscaped garden with large flagged patio which adjoins the house and has French doors straight into the kitchen, ideal for outdoor dining and entertaining and beyond is a raised lawn. The garden is fully enclosed with boundary fencing.



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 MORTGAGES

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

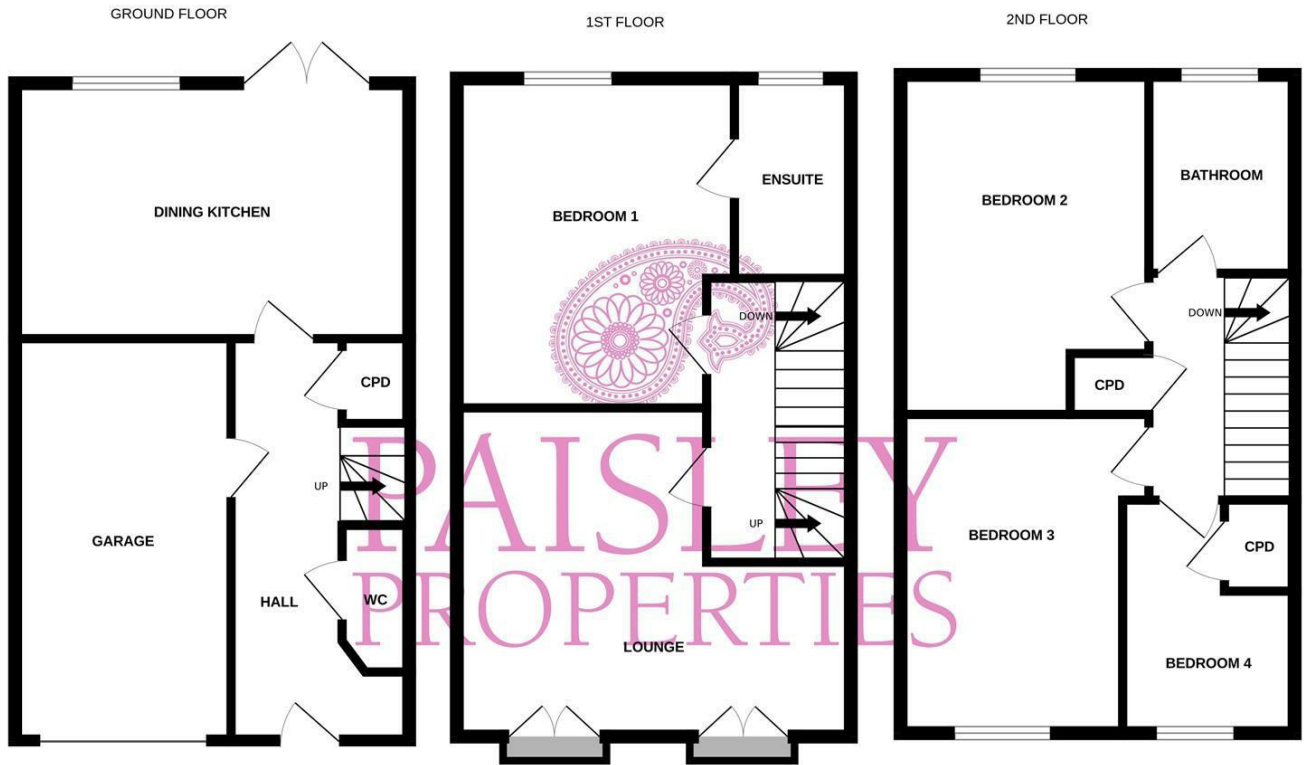
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

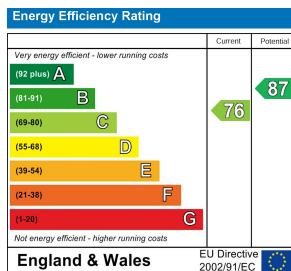
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

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.



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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