

16 Moorside Road,
Kirkheaton HD5 0LX

OFFERS AROUND
£189,950



WELL MAINTAINED THROUGHOUT, THIS THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, GENEROUS REAR GARDEN, DETACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed uPVC door with additional part glazed side panel adding extra light into the welcoming entrance hallway. Doors lead through to the kitchen, lounge diner and stairs ascend to the first floor landing.

LOUNGE DINER 23'11" x 12'0" max

This generous room is light and airy, courtesy of the large bay window overlooking the front garden and rear facing window overlooking the back garden. The room is neutrally decorated and features a gas coal effect fire with limestone surround and hearth, which creates a lovely focal point to the room. The room offers ample space for free standing living room furniture whilst still allowing plenty of room to house a dining table and chairs. A door leads through to the hallway.



KITCHEN 10'0" x 8'1" apx

The kitchen is fitted with a range of contemporary high gloss white wall and base units, wooden oak block effect roll top work surfaces with matching upstands and a stainless steel sink and drainer with mixer tap over. There are integrated appliances including an electric oven, four ring ceramic hob with chrome extractor fan over. There is space for a free standing fridge freezer and plumbing for a dishwasher and washing machine. The kitchen has wood effect laminate flooring, a large under stairs pantry ideal for storing household items and housing the boiler. A window looks out over the rear garden. Doors lead to the pantry, hallway and out to the driveway.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has loft access and doors leading through to the three bedrooms, toilet and house bathroom.

BEDROOM ONE 11'11" x 11'5" apx

Situated to the front of the property, this generously sized double bedroom is bursting with natural light courtesy of the large front facing window with views of the street scene below and countryside beyond. The room has space for freestanding furniture, laminate flooring underfoot and a door opens to the landing.



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

Another double bedroom situated to the rear of the property with lovely views over the rear garden. There is space for freestanding furniture, laminate flooring underfoot and a door opens to the landing.



BEDROOM THREE 7'11" x 7'11" max

Currently used as an office, this bright single bedroom situated at the front of the property benefits from a bulk head hanging space with shelving, laminate flooring underfoot and a door opens to the landing.



BATHROOM 7'3" x 4'11" apx

This modern bathroom is fitted with a white two piece suite including a bath with shower over and glass screen and pedestal hand wash basin. The room is partially tiled, has a chrome heated towel radiator and complimentary tile flooring underfoot. A door leads to the landing.



SEPARATE W.C 7'3" x 2'3" apx

This handy room has a low flush W.C, side facing window and is partially tiled with tile flooring underfoot. A door leads to the landing.



REAR GARDEN

A timber gate at the rear of the property leads to the lawned garden. At around 100 ft long this fantastic space provides ample room for family get togethers. A patio area gives added space for outdoor dining and room for garden furniture.





EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a well maintained lawn garden with raised flower beds.

To the side of the house is a useful storage room ideal for tools and gardening equipment and a drive way with parking for multiple vehicles leads up to a single detached garage. The garage has an up and over door, electric points and lighting.





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.

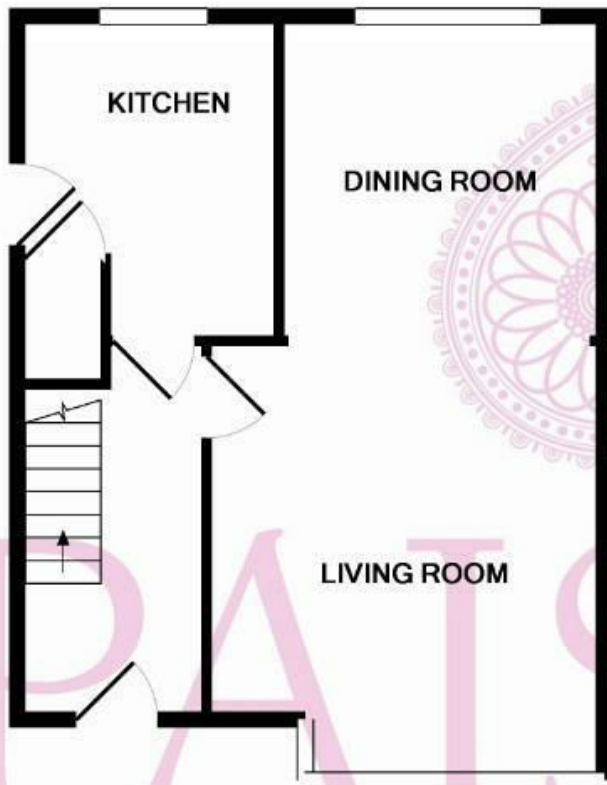
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

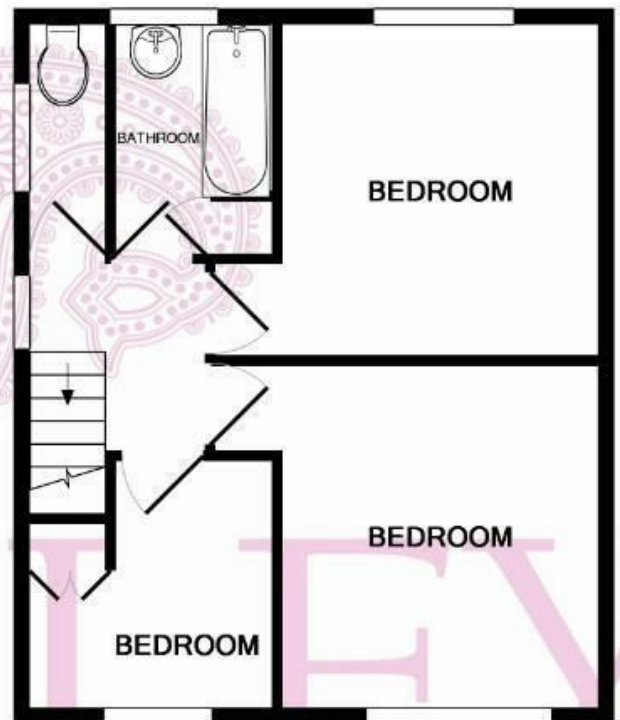
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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



GROUND FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)

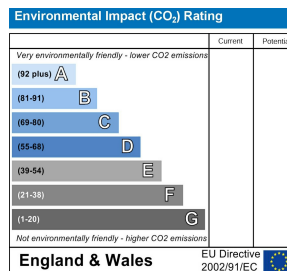
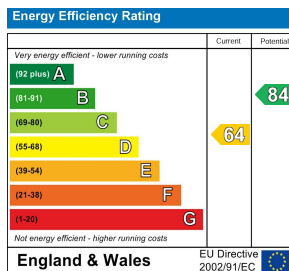


1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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

