

71 Jackroyd Lane,
Newsome HD4 6RB

OFFERS AROUND
£175,000



BOASTING FANTASTIC FAR REACHING VIEWS THIS TWO BEDROOM SEMI DETACHED BUNGALOW IS DECEPTIVELY SPACIOUS, BURSTING WITH POTENTIAL AND BENEFITS FROM A LARGE REAR GARDEN, GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD - £9.10 PER YEAR / COUNCIL TAX BAND: C / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE/UTILITY PORCH 7'6" x 6'3"

You enter the property through a UPVC door into this useful and spacious utility porch which has ample space to remove and store shoes and coats, has plumbing for a washing machine and space for a drier. Windows provide natural light, tiles underfoot and a door leads through to the entrance hallway.

ENTRANCE HALLWAY

You enter the property through a composite door into the entrance hallway with doorways leading through to the lounge diner, kitchen, two bedrooms and bathroom.



KITCHEN 10'0" x 8'9"

Positioned at the rear of the property is this bright and airy kitchen with white gloss wall and base units, contrasting roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. The kitchen has space for a freestanding cooker with extractor fan above, space for a fridge freezer, plumbing for a dishwasher, laminate flooring underfoot, a window looks out over the rear garden below and a door leads through to the hallway.



LOUNGE DINER 19'7" x 13'0"

This spacious dual aspect lounge with wonderful far reaching views is flooded with natural light. The focal point of the room being the inset fireplace with wood burning stove and slate hearth, alcoves provide storage space and there is ample space for freestanding living and dining furniture. A door leads through to the entrance hallway and a quirky window opens into the kitchen.



BEDROOM ONE 15'0" x 10'11"

Situated at the front of the property, this impressive double bedroom has ample space for freestanding furniture. A large window lets in an abundance of light, gives a view of the front garden and a door leads through to the hallway.



BEDROOM TWO 11'0" x 6'9"

Located to the side of the property is this double bedroom with space for freestanding bedroom furniture. A side facing window provides a view over the driveway and a door leads through to the hallway.



BATHROOM 6'9" x 5'5"

This family bathroom, which is partially tiled and fitted with a white three piece suite, including a bath with waterfall shower over, pedestal hand wash basin and low flush W.C. The room has laminate flooring underfoot and a door leads through to the hallway.



UNDER HOUSE STORAGE

This versatile and extremely spacious area has power and light, houses the boiler and is currently used for storage but would also make a great workshop space.



REAR GARDEN AND GARAGE

This generous size lawn garden and raised patio area offers entertaining space for Al fresco dining, barbecues, ample room for garden furniture and amazing far reaching views over fields, rooftops and countryside beyond. A single garage provides extra storage space.

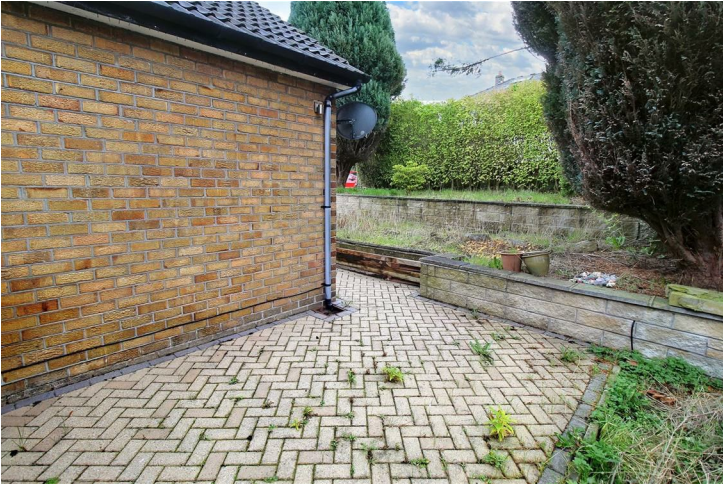




EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a lovely tiered garden area with mature hedges, patio area and space for decorative pots and planters.

The driveway which can accommodate multiple vehicles leads down the right side of the property to the rear garden.





LEASEHOLD

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.

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

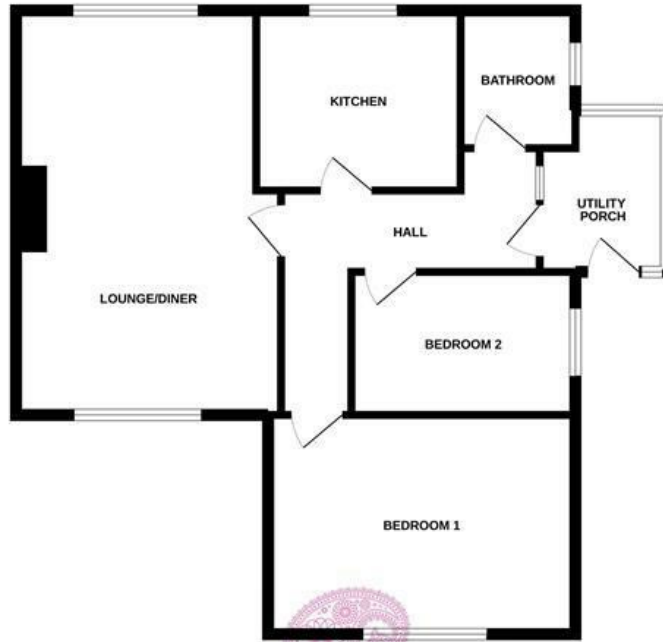
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

MORTGAGES

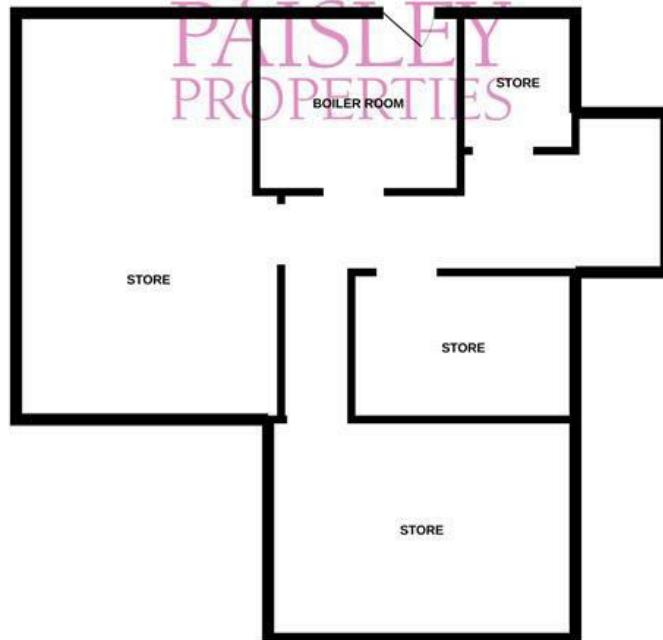
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

GROUND FLOOR



BASEMENT



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			66
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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