31 Park Avenue, Huddersfield HD8 8JY

OFFERS AROUND £400,000

THIS WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW OCCUPIES AN IDYLLIC LOCATION AND BOASTS SPACIOUS ROOM SIZES, A GARAGE, DRIVEWAY PARKING AND AN ATTRACTIVELY LANDSCAPED PRIVATE REAR GARDEN WITH SUMMER HOUSE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY PROPERTIES

DINING ROOM 11′7″ apx x 15′3″ apx

You enter the property through a composite door into a lovely bright dining room with three front facing windows, spotlights to the ceiling and wood effect LVT flooring underfoot. There is ample space for a dining table and other freestanding items of furniture. A set of double doors with glazed panels open into the lounge and the hallway continues in two directions, one to the sleeping accommodation and the other to steps leading down to the kitchen.

LOWER HALLWAY 11′4″ max x 2′10″ increasing to 5′9″ max
The lower hallway has doors leading to the kitchen and garage.

LOUNGE 11′6″ apx x 17′5″ apx

Located to the rear of the property and simply flooded with natural light from the French doors and large windows which lead out to the attractive garden and offer views of the fields beyond, this lovely large lounge has a decorative fire in a timber and marble surround as a focal point. There is an abundance of space for lounge furniture. Double doors open to the dining room creating a perfect space for entertaining.

HALLWAY 11′4″ max x 2′10″ increasing to 5′9″ max
Running through the middle of the house from the dining room the hallway has a large built in storage cupboard and doors leading to the three bedrooms and house bathroom.

KITCHEN 13′9″ apx x 8′7″ apx

Positioned to the rear of the property with a window overlooking the garden, this country style kitchen has timber base and wall units, tiled splashbacks and slim profile white quartz worktops with an inset stainless steel sink with mixer tap. Cooking facilities comprise an electric hob with extractor fan over and an electric oven. Integrated appliances include an under counter fridge. LVT tile effect flooring runs underfoot and there is a spotlight bar to the ceiling. Doors lead to the hallway and utility room.

UTILITY ROOM 5'3" apx x 5'4" apx

Handily located off the kitchen, the utility room is fitted with white base and wall units, laminate worktops and a stainless steel sink and drainer with mixer tap over. There is space and plumbing for a washing machine and space for another under counter appliance such as a tumble dryer. An external stable style uPVC door leads out to the side of the property and a door leads to the kitchen.

BEDROOM ONE 11'1" apx x 13'6" apx

This fabulous double bedroom is neutrally decorated and can be found towards the rear of the property with views of the garden and fields beyond from its window. It benefits from fitted wardrobes and there is still further space for freestanding bedroom furniture. Doors lead to the ensuite and hallway.

EN SUITE 8'0" apx x 5'6" apx

This generous en suite bathroom is fitted with a four piece white suite comprising a bath with electric shower over, a pedestal handwash basin with gold effect taps, bidet and low level WC. The room is partially tiled with marble effect tiles and wood effect vinyl flooring runs under foot. Spotlights to the ceiling and a mirror over the basin complete the room. Light flood in from an obscure window and a door leads into the bedroom.

BEDROOM TWO 8′8″ apx x 8′9″ apx

Located to the front of the property with a window looking out to the front garden and quiet street, this second double bedroom benefits from calming, neutral décor and fitted wardrobes. Taupe carpet runs underfoot and there is a pendant light fitting. A door leads to the hallway.

BEDROOM THREE 7′9″ apx x 8′8″ apx

Again situated to the front of the property with a window looking out to the street, this third double bedroom is neutrally decorated with beige carpet underfoot. There is ample space for items of bedroom furniture. A door leads to the hallway.

HOUSE BATHROOM 9'8" apx x 5'6" apx

This contemporary bathroom benefits from not only a bath with a hand held shower attachment but a walk in waterfall shower too, these sit alongside a teal vanity unit combining cupboards and a marble effect hand wash basin with mixer tap and a low level WC. The room is fully tiled with modern white tiles to the walls and wood effect ceramic tiles underfoot. An illuminated mirror and a graphite heated towel rail finish the room nicely. Spotlights illuminate the space well and an obscure window allows natural light to enter. A door leads to the hallway.

FRONT, GARAGE & PARKING

To the front of the property is a landscaped garden with well established plants and shrubs. A tarmacadam driveway sits in front of the garage which has an electric roller shutter door, a side facing window, light and power.

REAR GARDEN & VIEWS

A path leads from the front of the property down the side to a paved area which then opens out into a wonderful landscaped garden with a gravelled circular feature garden and a raised paved patio area which also benefits from a Summer house which has a ceiling fan light and power. The garden backs onto open fields which provides a lovely vista.

One for
the Ditch

MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Standard construction - Stone

PARKING:
Garage & Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available
There are no known structural defects 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
Electricity - Mains
Heating Source - Mains Gas / Heat Pump
Broadband - Suggested speeds up to 1000 Mbps

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

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.

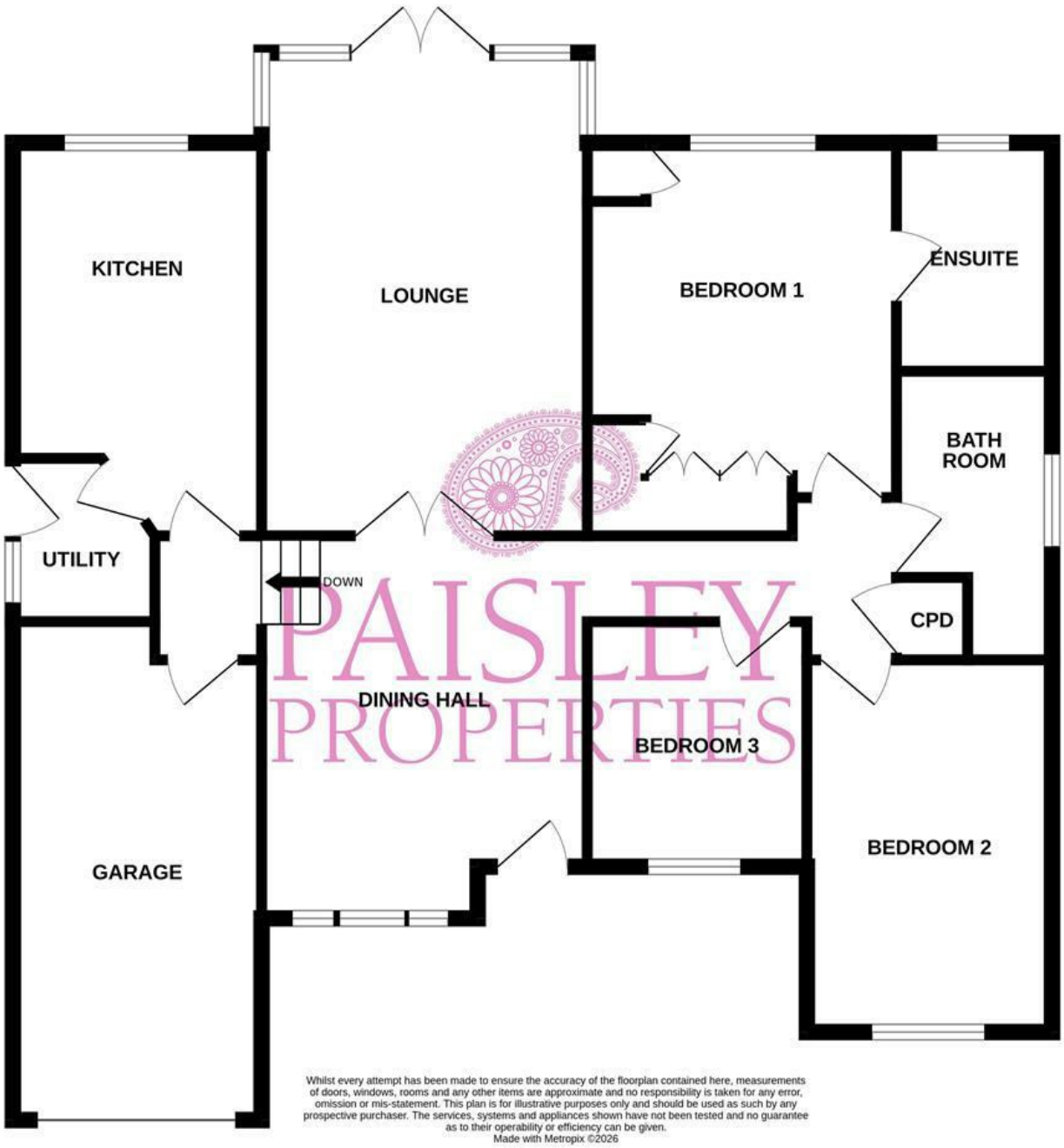
PAISLEY PROPERTIES

Paisley Properties 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 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 / mandy@paisleymortgages.co.uk to arrange an appointment.

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



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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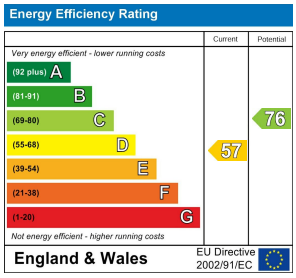

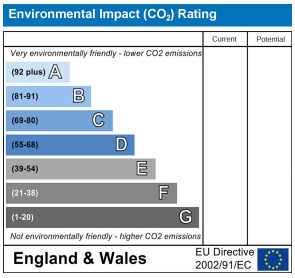

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