

84 Fairfield Rise,  
Kirkburton HD8 0SS

OFFERS AROUND  
£200,000



THIS IS A SPACIOUS TWO BEDROOM SEMI DETACHED PROPERTY WHICH SITS ON A GENEROUS PLOT WITH PLENTY OF OFF ROAD PARKING AND AN ENCLOSED REAR GARDEN.

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

PAISLEY  
PROPERTIES

## ENTRANCE HALL

You enter the property through a part glazed uPVC door into a handy hallway which provides space to remove and store outdoor coats and shoes. There is laminate wood effect flooring, a staircase which ascends to the first floor landing and a door leading to the lounge.

## LOUNGE 12'7" apx x 12'7" apx

This impressive open plan living area is perfect for those who like to entertain or have a family. The lounge has a feature fireplace with exposed brick and timber mantle which houses the gas stove and has useful alcoves either side perfect for free standing furniture. There is a front facing window which looks out over the street, an under stairs storage cupboard, spot lighting and wood effect laminate flooring. The room flows through a large opening to the dining kitchen.





### **DINING KITCHEN 15'11" apx x 8'1" apx**

Positioned at the back of the house, the full width of the property, is this spacious dining kitchen which provides ample space for a table and chairs alongside French doors which open to the garden. The kitchen is fitted with cream farmhouse style wall and base units, wooden work surfaces, a ceramic sink with mixer tap and an integrated washing machine. There is space for a freestanding range cooker and tall fridge freezer. The property's central heating boiler is neatly tucked away in a wall cupboard, there is spot lighting, a rear facing window, part glazed external side door and laminate wood effect flooring which continues through from the lounge and dining area.





### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing which has doors leading to the two bedrooms and bathroom. There is also a space saving staircase which provides access to the loft space.



### **BEDROOM ONE 15'11" max (reducing to 12'5" apx) x 8'9" apx**

This generously sized double bedroom is flooded with natural light courtesy of the two front facing windows which also enjoy views over the street, fields and woodland beyond. There is an abundance of space for a range of free standing bedroom furniture in addition to a useful over stairs built in storage cupboard. A door leads to the landing,



**BEDROOM TWO 10'0" apx x 9'3" apx**

This good sized second double bedroom sits to the rear of the property with a window overlooking the garden. There is a handy under stairs storage space, room to accommodate other bedroom items and a door which leads to the landing.



### **BATHROOM 6'2" apx x 5'6" apx**

This contemporary bathroom has been recently fitted with a three piece white suite including bath with contrasting black dual head shower over, hand wash basin with black mixer tap which sits upon a white vanity unit and a concealed unit w.c. The room is fully tiled in attractive wall and floor tiles, has an obscure glazed rear facing window, spot lighting and a grey heated towel rail. A sliding timber door provides access to the landing.



### **LOFT 16'2" max x 10'7" restricted head height.**

The vendors have put in a space saving staircase to give easy access into the boarded loft space. Here there is lots of room for storage.

### **REAR GARDEN**

Adjoining the property is a flagged patio area with lawn beyond and to the far corner a gravelled seating/play area. Presently there is also a children sandpit, playhouse and deck to one side. Wrapping around the side of the property there is space for a garden shed and there is access into the property via the side door. A gate leads to the driveway.



### **PARKING AND FRONT**

The large area to the front is hard standing providing ample parking for multiple vehicles.

### **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**

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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

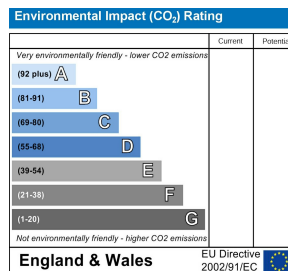
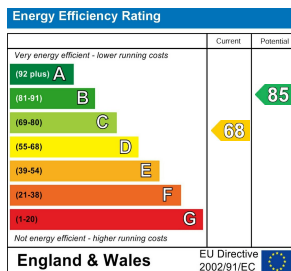
### **PAISLEY PROPERTIES**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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