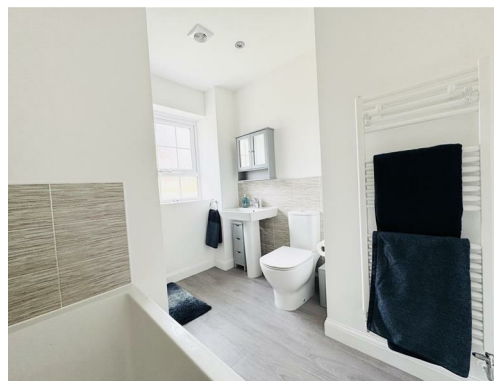


16 Grange Ash Close,  
Flockton WF4 4FF

£475,000



THIS SPACIOUS FOUR BEDROOM DETACHED PROPERTY IS STYLISHLY DECORATED AND BEAUTIFULLY PRESENTED. IT BOASTS AN ENCLOSED GOOD SIZED GARDEN TO THE REAR, DOUBLE DRIVEWAY AND A DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B

PAISLEY  
PROPERTIES



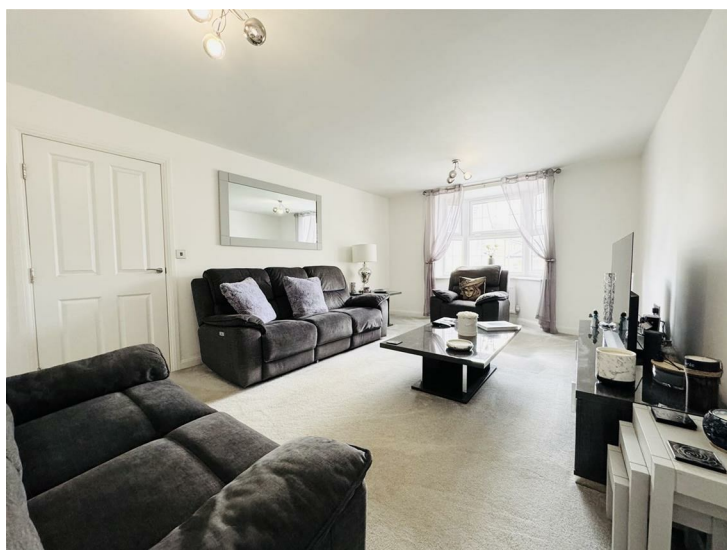
### **ENTRANCE HALLWAY 7'9" apx narrowing to 5'2" x 16'10" max**

You enter the property through a part glazed composite door into an elegant welcoming hallway which is light and airy and has space for items of furniture if desired. A carpeted staircase ascends to the first floor landing and grey wood effect laminate flooring runs underfoot. Doors lead to the study, lounge, dining kitchen and downstairs WC.



### **LOUNGE 19'0" max into bay x 12'0" apx**

Light and airy courtesy of a bay window looking out to the quiet cul de sac, this spacious lounge is the perfect place to relax and unwind having a neutral colour scheme and ample space for lounge furniture. Two chrome light fittings illuminate the room beautifully. A door leads to the entrance hallway.



### **DINING KITCHEN 15'3" max into bay x 20'1" apx**

This stunning dining kitchen really is the heart of the home and has light flooding in from a rear facing window and large glazed bay window with French doors out to the garden. The kitchen area is fitted with pale grey gloss base and wall units with black quartz worktops and upstands and a one and a half bowl inset sink with a chrome mixer tap. Cooking facilities comprise of a five burner gas hob with a stainless steel extractor fan over and a double electric fan oven. Integrated appliances include an integrated fridge freezer, wine fridge and dishwasher. Practical grey ceramic floor tiles run under foot and spotlights to the ceiling complete the room. Doors lead to the utility room and entrance hallway.



### **UTILITY ROOM 5'2" apx x 8'3" apx**

Continuing the theme from the kitchen, the utility space is well appointed with pale grey gloss base and wall units, a stainless steel sink and drainer and black quartz worktops. There is an integrated washing machine, space for a tumble dryer and the property's central heating boiler is neatly concealed in a cupboard. Grey ceramic tiles continue under foot and spotlights complete the room. A part glazed composite door gives access to the rear garden and a door leads to the dining kitchen.





### **DOWNSTAIRS WC 5'2" max x 4'10" max**

Fitted with a white low level WC and matching pedestal handwash basin with mixer tap, this very generous downstairs cloakroom benefits from a large fitted understairs cupboard to one corner providing storage for coats and other household items. Grey ceramic tiles runs underfoot. An obscure side facing window allows natural light to enter and a door leads to the hallway.





**STUDY 7'8" x 9'4" max**

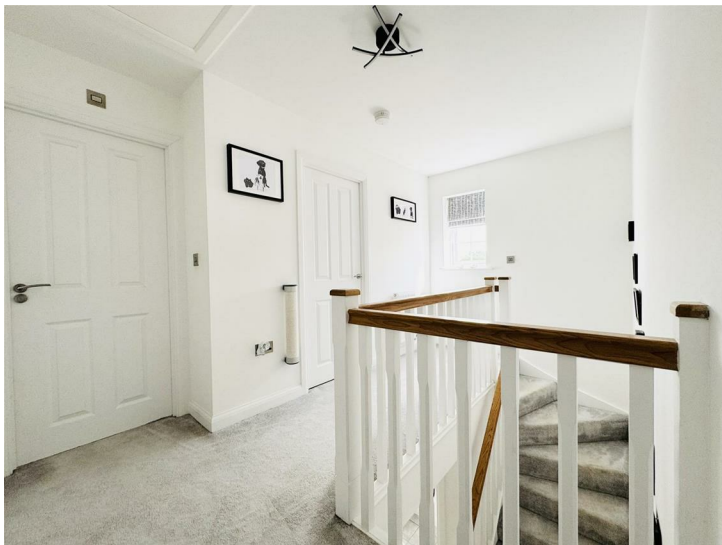
Located to the front of the property with a window looking out to the quiet street, this lovely room is used as a home office by the current owners but could easily be a playroom or snug. A door leads to the entrance hallway.





### **FIRST FLOOR LANDING 13'0" apx max x 10'7" apx max**

This light and airy first floor landing has a side facing window allowing natural light to cascade in, a hatch giving access to the loft and a large cupboard housing the property's hot water cylinder. Doors lead to the four bedrooms and house bathroom.





**BEDROOM ONE 12'10" apx x 12'2" max to robes**

This fabulous neutrally decorated master bedroom benefits from two fitted wardrobes and there is still further space to accommodate freestanding bedroom furniture. Doors lead to the en-suite and landing.

**EN SUITE 4'6" apx x 7'0" apx**

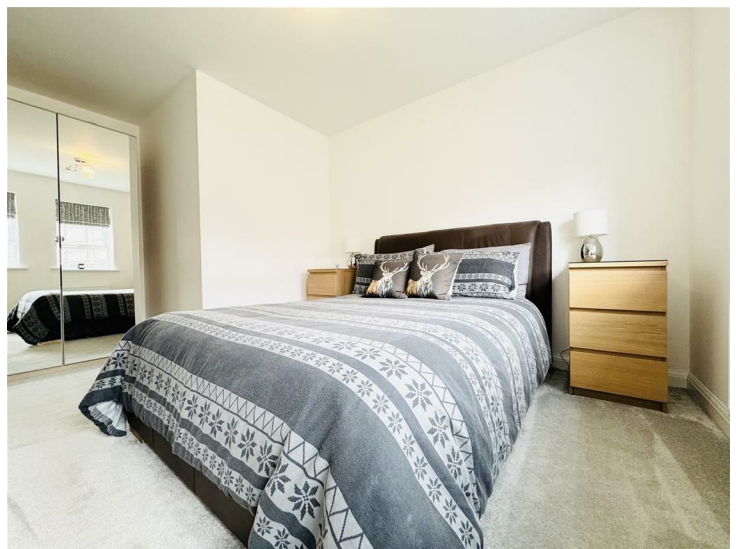
This contemporary shower room is fitted with a white pedestal hand washbasin with mixer tap and a matching low level WC alongside a step in shower enclosure equipped with a thermostatic mixer shower. Striped neutral coloured tiles adorn the walls and there is co-ordinating grey wood effect laminate underfoot. A side facing obscure window allows natural light to flood in and a door leads to the bedroom.





### **BEDROOM TWO 14'6" apx x 12'6" apx max**

Light and airy courtesy of windows overlooking the rear garden, this L-shaped double bedroom has an abundance of space to accommodate bedroom furniture. A door leads to the landing.



### **BEDROOM THREE 13'3" apx x 9'5" apx max**

Bathed in natural light courtesy of twin windows to the front, this fabulous spacious double bedroom is neutrally decorated and has ample space for freestanding items of furniture. A door leads to the landing.





#### **BEDROOM FOUR 9'5" max into alcove x 10'2" apx max**

This charming fourth bedroom enjoys garden views from its rear facing window and has room to accommodate a double bed. An alcove provides space for a wardrobe or chest of drawers. A door leads to the landing.

#### **HOUSE BATHROOM 7'6" apx x 8'8" apx max**

This contemporary family bathroom is fitted with a four piece white suite comprising of a pedestal wash basin with mixer tap, a low level flush WC, a bath with a central mixer tap and a separate shower enclosure with a glass door equipped with a thermostatic mixer shower. Grey striped tiles adorn the walls and grey wood effect laminate flooring runs underfoot. Spotlights to the ceiling and a white heated towel rail complete the room. An obscure window allows natural light to enter and a door leads to the landing.



#### **REAR GARDEN**

To the rear of the property is a generous sized garden which is mainly laid to lawn and enclosed by an attractive timber and gabion wall. A made to measure shed is located down the side of the property and offers room for storing garden essentials. A gated path leads round to the front of the property.





### **FRONT, GARAGE & PARKING 10'5" max x 20'3" max**

An attractive open garden sits to the front of the property with a planted shrubbery area, a lawn and a set of steps which lead up to the front door. A double driveway leads to a single garage which has light, power and an up and over door.





## **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 E

PROPERTY CONSTRUCTION:  
Standard brick and block  
The property has a new build warranty on it through 2029

PARKING:  
Garage & Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have not been any structural alterations to the property. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.  
\*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  
Broadband - Suggested speeds up to 1000Mbps

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 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. \*

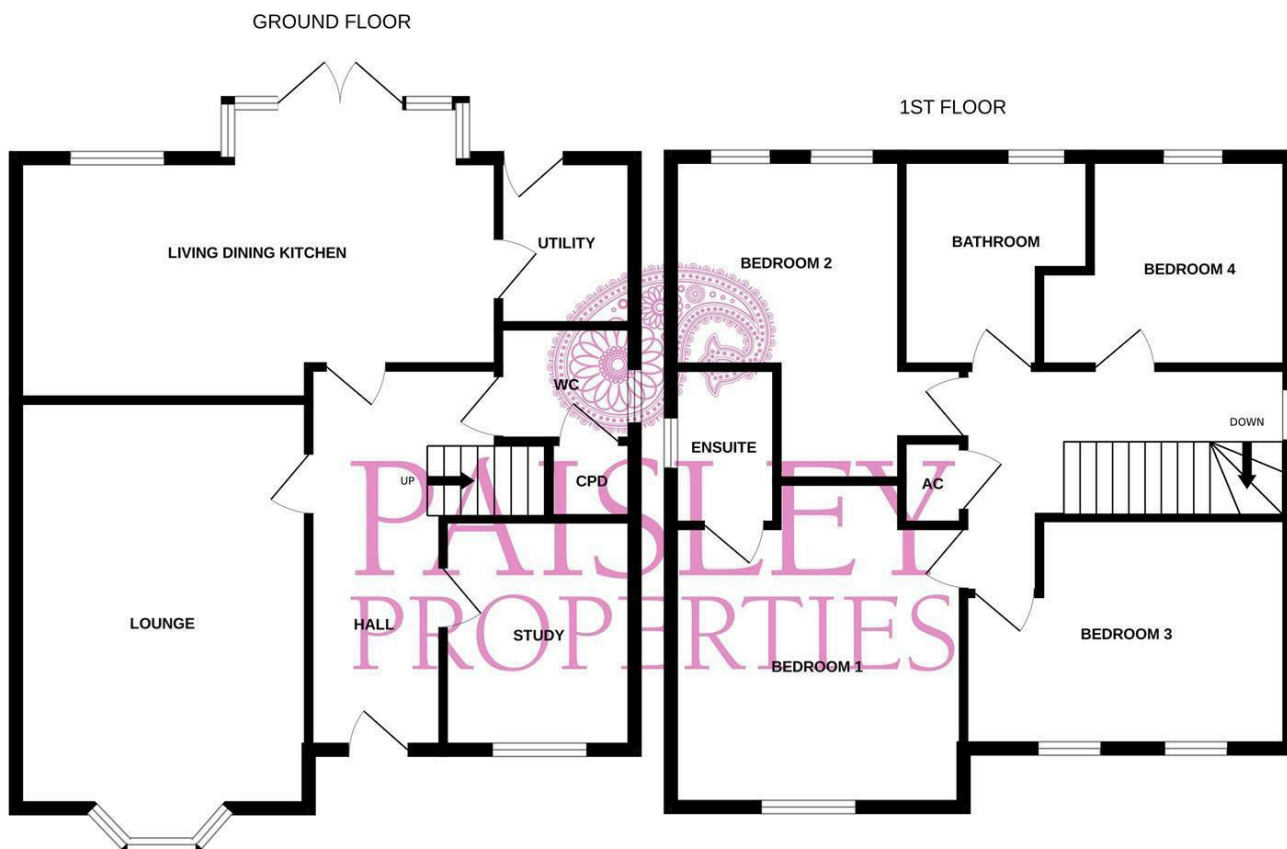
## **PAISLEY PROPERTIES**

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.

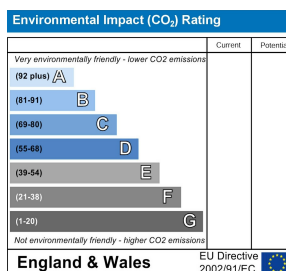
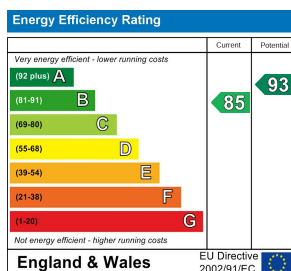
## **PAISLEY SURVEYORS**

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.





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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[www.paisleyproperties.co.uk](http://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

**PAISLEY**  
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