41 Quarry Lane,
Tandem HD5 0AR

OFFERS AROUND
£230,000















THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY BOASTS SPACIOUS AND"MOVE IN READY" LIVING ACCOMMODATION, FAR REACHING VIEWS, A GENEROUS SIZE REAR GARDEN AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY




You enter the property through a part glazed UPVC door into this welcoming entrance hallway with space for freestanding furniture and plenty of room to remove coats and shoes on arrival. Doors opens to the living room and through to the dining kitchen. A staircase with a timber balustrade ascends to the first floor landing.

LIVING ROOM 12'0" max x 11'10" max




Located at the rear of the property is this bright reception room which has a large window with an outlook over the garden. There is ample space for living room furniture. A door leads to the entrance hallway and double doors lead through to the dining kitchen.

DINING KITCHEN 19'2" max x 11'10" max





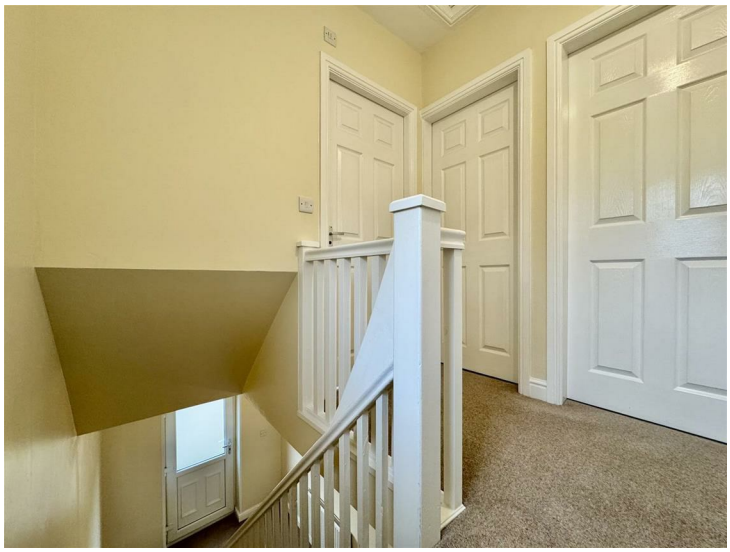
Spanning the front of the property, this spacious dining kitchen is the perfect place to sit and enjoy meals with friends and family. The modern kitchen is fitted with a range of white gloss wall and base units, contrasting work surface with tile splash backs and a stainless steel sink and drainer with mixer tap over. There is an integrated electric oven, a four ring electric hob with extractor over, plumbing for a washing machine and space for a fridge freezer. Attractive vinyl flooring flows underfoot and two windows flood the room with natural light. A peninsula provides space for informal dining and there is ample space for a family dining table and chairs. An understairs cupboard provides space for a condenser dryer, extra freezer space or for household items. An external door opens to the side of the property and an internal door leads to the entrance hall. Double doors open to the living room, creating a sociable, open-plan feel whilst offering versatile living space for both relaxing and entertaining.








FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a side window offering roof top views and doors open to three bedrooms and the house bathroom. A hatch gives access to the loft.

BEDROOM ONE 11'11" max x 11'10" max




Neutrally decorated and with far reaching views is this double bedroom which has ample space for bedroom furniture. A door leads through to the landing.



BEDROOM TWO 12'0" max x 11'10" max





Another light and airy double bedroom with space for bedroom furniture, a window gives a view over the street scene below and a door leads through to the landing.

BEDROOM THREE 8'8" max x 6'10" max




A bright, dual aspect single bedroom with space for bedroom furniture. A door leads through to the landing.

BATHROOM 9'0" max x 6'10" max




The bathroom comprises of a white three piece suite, including a bath with shower attachment over and glass screen, a pedestal hand wash basin with mixer tap and low flush W.C. The room is partially tiled with vinyl flooring underfoot. A bulk head storage cupboard has room for towels, toiletries and houses the boiler. An obscure glazed window allows natural light to flow through the space and a door leads through to the landing.

GARDEN




To the rear of the property is a generous size gravelled garden ideal for outdoor entertaining and with ample space for garden furniture.

EXTERNAL AND DRIVEWAY




To the front of the property is a driveway with parking for two vehicles.



***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 C

PROPERTY CONSTRUCTION:
Standard brick and render

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations 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
Broadband - Suggested speeds up to xxx mbps

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

AGENT NOTES
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

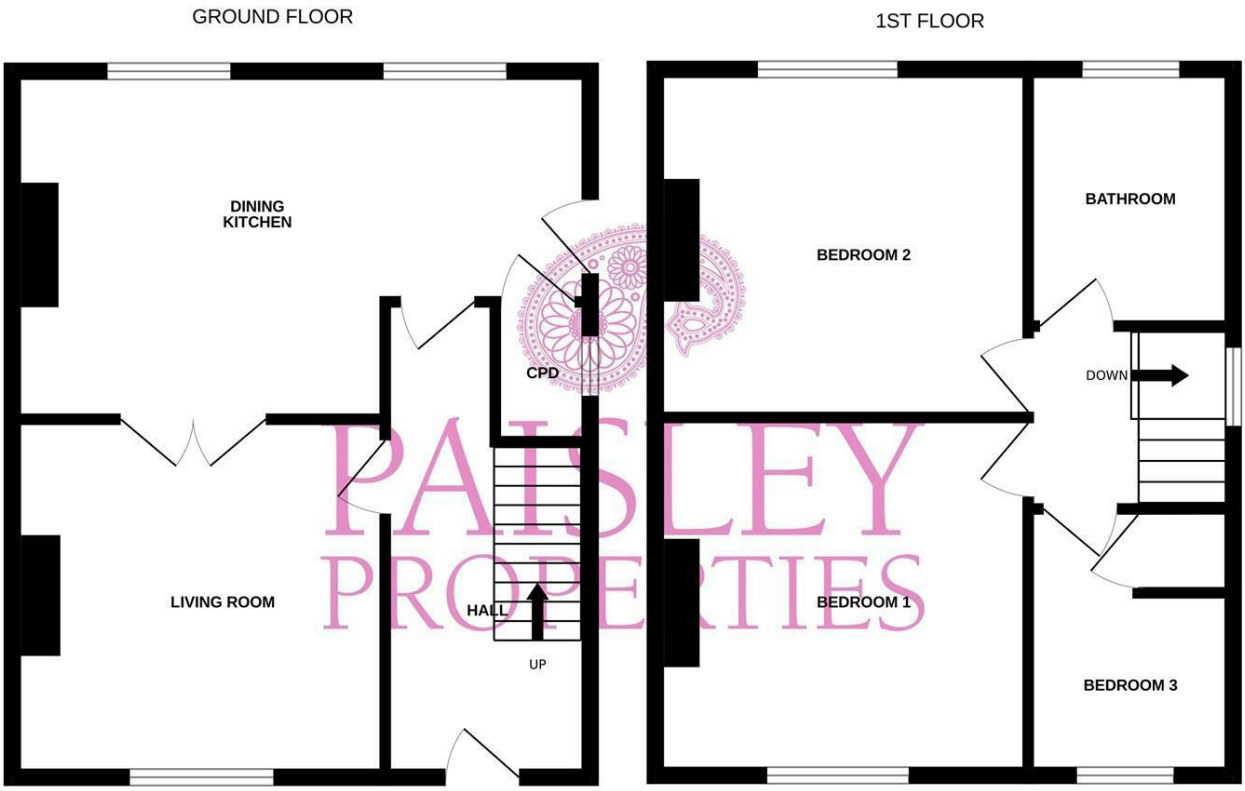
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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 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.



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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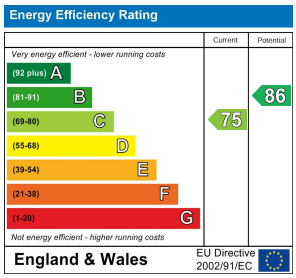

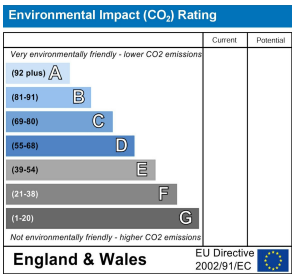

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