

69a Town End,  
Almondbury HD5 8NW

OFFERS AROUND  
£245,000



**\*\* NO CHAIN\*\* TUCKED AWAY FROM THE ROADSIDE IS THIS WONDERFUL TWO DOUBLE BEDROOM BARN CONVERSION BOASTING CHARACTERFUL FEATURES, SPACIOUS LIVING ACCOMMODATION, COURTYARD GARDEN, OUTBUILDING AND BLOCK PAVED DRIVEWAY FOR TWO VEHICLES.**

**FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C.**

**PAISLEY**  
PROPERTIES

### **ENTRANCE VESTIBULE 4'1" x 3'9" apx**

Entered by a Upvc door, this handy space ideal for removing and storing outdoor clothing with a practical flooring underfoot and a door opens to the lounge.



### **LOUNGE 18'4" x 15'11" max**

This spacious and characterful lounge has beautiful exposed brick walls and ample space for freestanding living room furniture. The room has a lovely cottage feel with exposed beams and feature brick fireplace and hearth housing a gas fire. An archway opens to the dining kitchen, a door opens to the ground floor W.C, back through to the entrance vestibule and glazed patio doors open to the rear courtyard.



### **DINING KITCHEN 16'0" x 11'2" max**

This charming dining kitchen has dual aspect windows with views over the rear courtyard and driveway. The kitchen is fitted with timber wall and base units, contrasting roll top work surfaces with tile splash backs and a stainless steel sink and drainer with mixer tap over. There is an integrated electric oven, four ring electric hob with concealed extractor fan over, plumbing for a washing machine, space for a tumble dryer and fridge freezer and room for a dining table and chairs. Laminate flooring flows underfoot and an archway leads back through to the lounge.



### **GROUND FLOOR W.C 5'4" x 2'10" apx**

This handy cloakroom / W.C is fitted with a wall mounted hand wash basin with mixer tap, low level W.C and is fully tiled with complimentary tile underfoot and door leads through to the lounge.



## FIRST FLOOR LANDING

From the lounge, stairs with a timber balustrade ascend to the first floor landing, a velux window lets natural light flow through on this good sized landing and doors lead to two bedrooms and the shower room.



## BEDROOM ONE 16'0" x 12'9" to fitted wards

This beautifully decorated and light double bedroom has an exposed stone wall and characterful beams to the ceiling. There is ample space for freestanding bedroom furniture and benefits from a bank of fitted wardrobes, storage and drawers. A large window and velux give pleasant far reaching rooftop and countryside views beyond and a door leads onto the landing.



## BEDROOM TWO 13'8" x 10'6" apx

Another good size double bedroom positioned to the rear of the property with far reaching views over to Emley Moor Mast. Having space for freestanding bedroom furniture, fitted wardrobes and a lovely cast iron fireplace with stone mantle. A door leads onto the landing.



### **SHOWER ROOM 8'5" x 7'1" apx**

The shower room is fitted with a three piece white suite including a double shower with glass screen, pedestal hand wash basin and a low level W.C. The room is fully tiled and has complementing floor tiles underfoot, spotlights to the ceiling, a side obscure glazed window, fitted storage cupboard and a door leads onto the landing.



### **REAR COURTYARD AND OUTBUILDING**

Accessed through a wrought iron gate from the driveway or through the rear patio doors is this wonderful low maintenance courtyard garden ideal for outdoor dining and entertaining and with ample space for garden furniture, pots and planters.

To the rear of the courtyard is a brick outbuilding which has power, light and plumbing. This could make a separate utility room, office, workshop or childrens playroom if desired. (Measurements 12ft4 x 10ft5)



## EXTERNAL FRONT AND DRIVEWAY

A block paved driveway provides parking for two cars.

There is a shared pathway to the side of the drive giving access to neighbouring properties.



### **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**

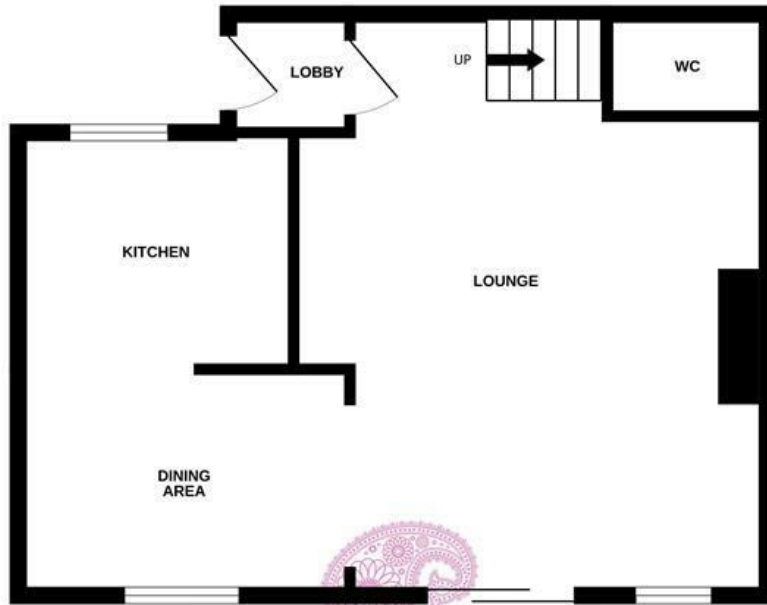
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more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

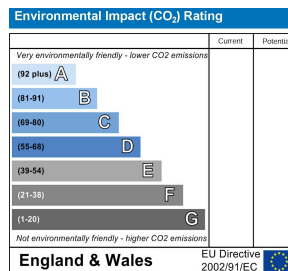
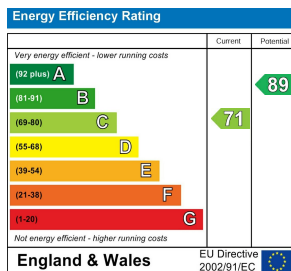
GROUND FLOOR



1ST FLOOR



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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