

17 Siskin Gardens,
Netherton HD4 7FB

OFFERS IN THE REGION OF
£495,000

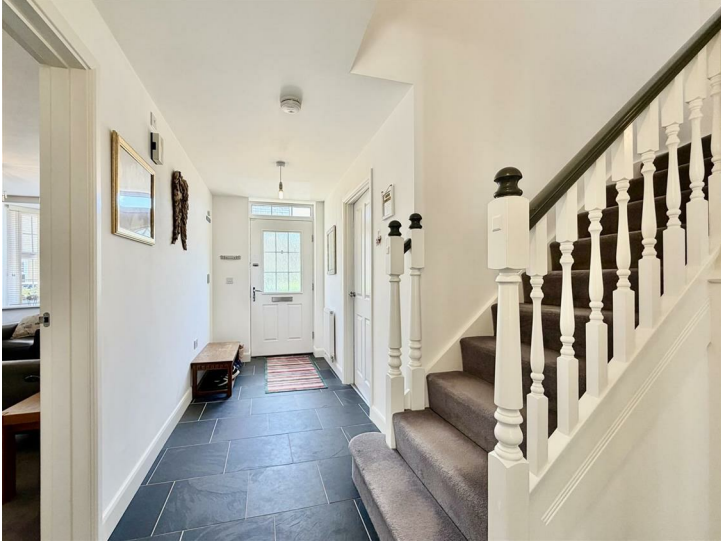


A MOST IMPRESSIVE MODERN FOUR BEDROOM DETACHED WITH GENEROUS GARDENS, DRIVEWAY PARKING AND GARAGE IN SELECT CUL-DE-SAC POSITIONED BETWEEN NETHERTON AND MELTHAM.

FREEHOLD / COUNCIL TAX BAND: E / EPC: AWAITING

PAISLEY
PROPERTIES

HALLWAY



You enter the property through an attractive glazed door into this welcoming hallway having slate tiled flooring underfoot, turned staircase with useful storage underneath and doors to living room, study and kitchen.



W.C 4'10 x 5'6 apx



Positioned just off the hallway and furnished with a two piece white suite with further useful storage and frosted side window.

LIVING ROOM 12'1 x 18'7 maximum



A spacious living room positioned to the front of the property with generous space for freestanding furniture, neutral decor and double glazed walk-in bay window to the front elevation.



STUDY 7'8 x 9'5 apx



Perfectly positioned to the front, just off the hallway and offering an ideal study/home office space but affording a host of other possible uses including play room or secondary sitting room having double glazed window to the front.

LIVING/DINING KITCHEN 20'1 x 14'2 maximum



A most spacious room spanning the rear of the property and including a kitchen area fitted with a comprehensive range of contemporary wall, base and drawer units with contrasting wood effect work surfaces, inset single drainer sink unit with mixer tap, integrated double electric oven, five ring gas hob with extractor hood over, integrated fridge, freezer and dishwasher, generous space for both freestanding dining and living furniture, double glazed doors to garden and internal door to utility.



UTILITY ROOM 8'3 x 4'11



Positioned to the rear just off the kitchen and fitted with a range of matching wall and base cupboard units with contrasting wood effect work surfaces, inset single drainer sink unit, plumbing for washing machine and glazed door leading to rear garden.

FIRST FLOOR LANDING



A turned staircase ascends to a spacious galleried first floor landing with spindled balustrade, loft access hatch to ceiling, double glazed side window and doors to all bedrooms.

BEDROOM ONE 12' 12'1 apx



Positioned to the front this is a most spacious principal bedroom having fitted wardrobes providing storage and hanging space with generous space for further freestanding furniture, double glazed window to the front and door leading to en suite.



EN SUITE 4'6 x 7'1



Positioned just off the bedroom and furnished with a modern three piece white suite with contrasting tiled flooring comprising low level w.c, fitted hand basin with vanity unit beneath, shower cubicle, fitted ladder style radiator and double glazed frosted side window.

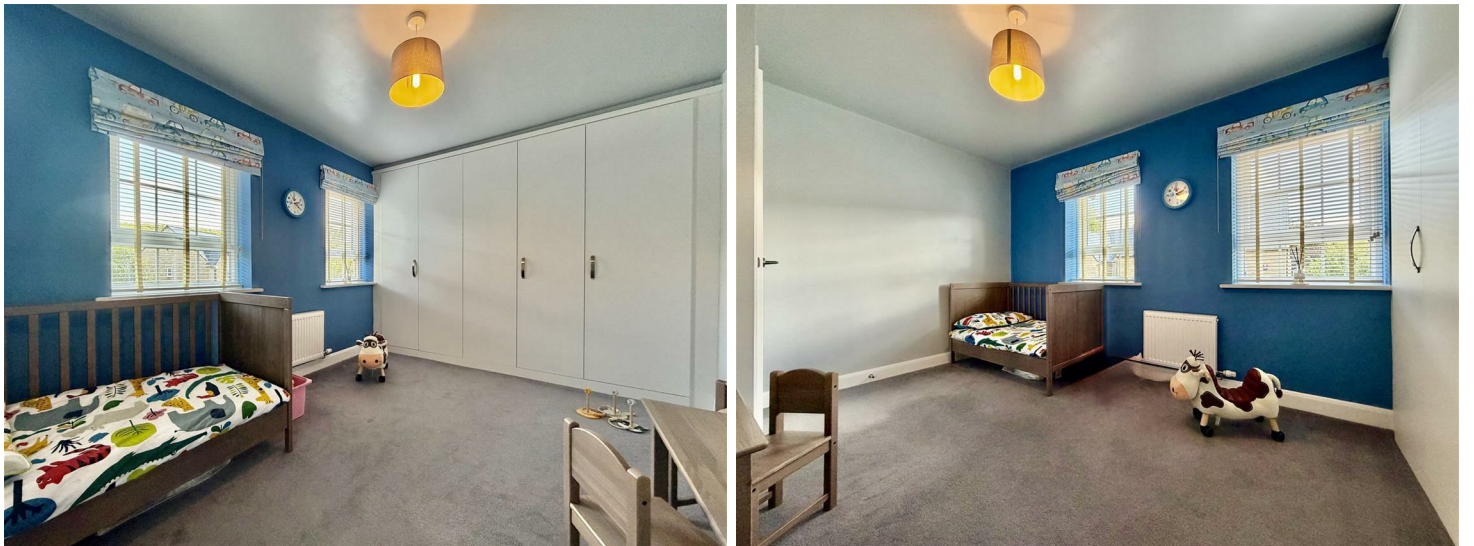
BEDROOM TWO 10'3 x 12'6 maximum



Positioned to the rear this is another good sized double bedroom having fitted wardrobes with generous space for further freestanding furniture and double glazed window affording a pleasant aspect over the rear garden and woodland beyond.



BEDROOM THREE 13'5 x 9'5 maximum



A third double bedroom positioned to the front, again with fitted wardrobes and a good amount of space for freestanding furniture having double glazed window to the front elevation.



BEDROOM FOUR 10'2 x 9'5 maximum



A well proportioned fourth double bedroom positioned to the rear, having fitted wardrobes and double glazed window with views over the rear garden.

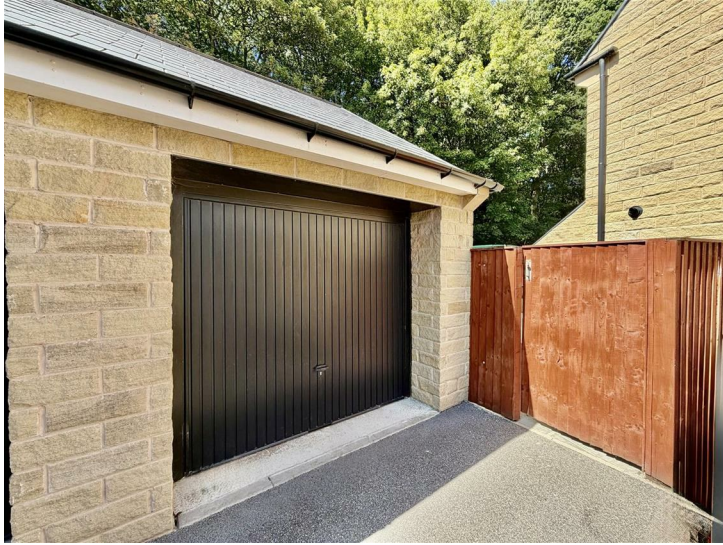
FAMILY BATHROOM 9'0 x 7'4 maximum



Positioned to the rear and being furnished with a modern four piece white suite with half tiled surround and contrasting flooring comprising low level w.c, pedestal hand wash basin, panelled bath unit, separate shower cubicle, fitted vertical towel rail radiator and frosted window to the rear.



EXTERNAL FRONT AND GARAGE



The property has a neat lawn to the front with attractive laurel hedging providing further privacy and tarmac driveway providing multi-vehicle tandem parking and leading to a single garage with up and over door, power and lighting. A pedestrian side gate affords secure access to the rear garden.



REAR GARDEN



Accessed both from the kitchen and side gate this is a particularly generous rear garden affording an outside family space and including a paved patio providing the opportunity for alfresco dining, large lawn with raised borders and drystone wall to rear boundary with wooded aspect providing a good degree of privacy.





***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band E

PROPERTY CONSTRUCTION:
Standard brick and block

RIGHTS OF WAY:
We are not aware of any rights of way.

PARKING:
Driveway and garage

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 sewerage
Electricity - Mains
Heating Source - Mains Gas
Broadband -TBC.

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

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

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.

AGENTS NOTE

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.

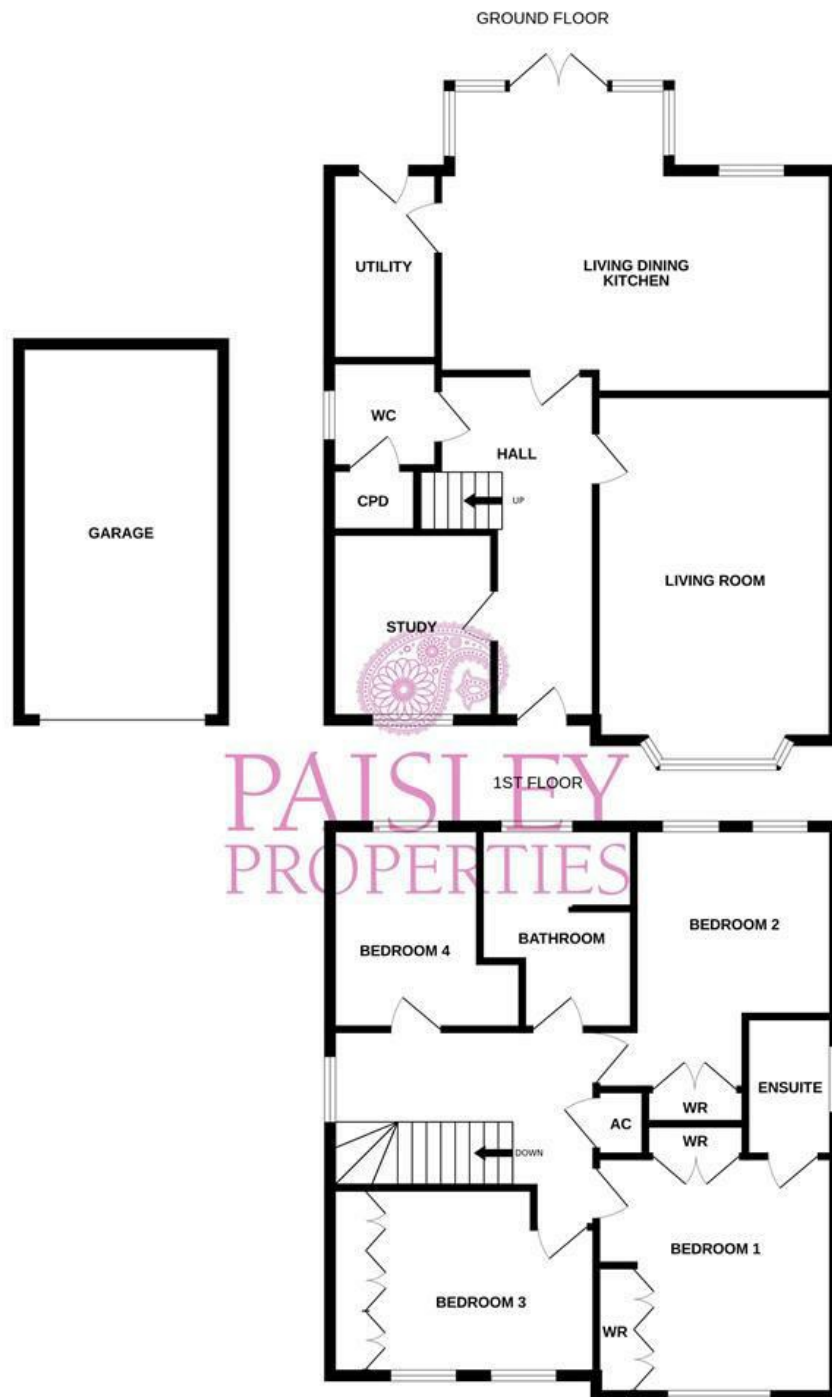
All measurements are approximate and quoted in metric with imperial equivalents and for

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.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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