

20 Broadgate,
Almondbury HD5 8HW

OFFERS AROUND
£450,000



SURROUNDED BY BEAUTIFULLY LANDSCAPED GARDENS AND BURSTING WITH POTENTIAL, THIS WONDERFUL FOUR BEDROOM DETACHED FAMILY HOME BOASTS EXTREMELY SPACIOUS AND VERSATILE LIVING ACCOMMODATION, INTEGRAL GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING E

PAISLEY
PROPERTIES

ENTRANCE PORCH 7'6" apx x 2'11" apx



You enter the property through a double timber door into this handy porch with practical tile flooring underfoot and space to remove outdoor clothing. A glazed feature door with side window opens to the entrance hallway.

ENTRANCE HALLWAY 11'7" max x 10'9" max



A spacious and welcoming entrance hallway with space for freestanding furniture. Doors open to the living room, dining room, breakfast kitchen, ground floor W.C, an understairs storage cupboard and a staircase with a timber balustrade ascends to the first floor landing.

LIVING ROOM 15'10" max x 13'7" max



This impressive dual aspect reception room is flooded with natural light and offers ample space for living room furniture. A coal effect gas fire is set in a stone fireplace with a television unit and inset shelving offering a lovely focal point to the room. The large front window enjoys pleasant views over the garden and a door leads through to the entrance hallway.

DINING ROOM 16'5" max x 13'9" max



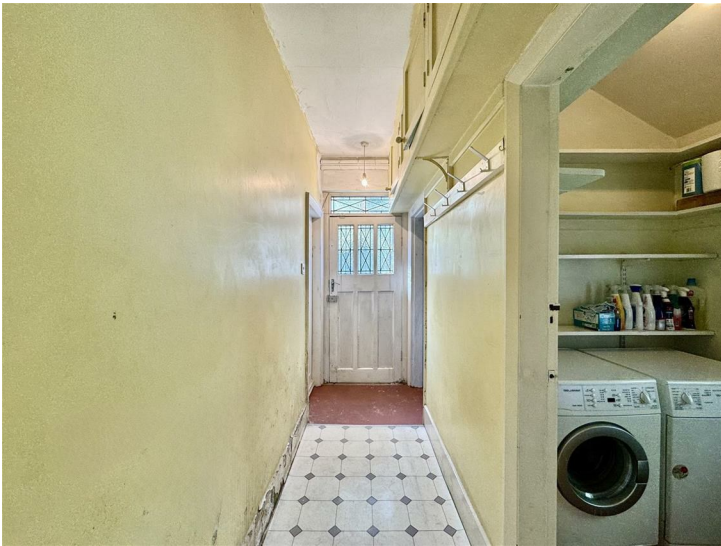
A fantastic size formal dining room offers plenty of room for a dining table, chairs and further freestanding furniture. A tiled fireplace and hearth offers a focal point and dual aspect windows allow natural light flow through the room whilst giving lovely views out to the garden. A door leads to the entrance hallway.

BREAKFAST KITCHEN 12'4" max x 12'0" max



This light and airy breakfast kitchen has a range of cream wall and base units with tile splash backs, complementary roll top work surfaces and a composite sink and drainer with mixer tap over. There is a built in electric oven and grill, four ring gas hob with concealed extractor fan over, space for a freestanding fridge freezer and plumbing for a dishwasher. Vinyl flooring flows underfoot and a window provides views over the garden. Doors open to the entrance hallway and to the rear hallway.

REAR HALLWAY



Accessed from the breakfast kitchen or through an external door from the side patio, the rear hallway provides overhead storage and doors open to the utility room, a store room housing the boiler and to the garage.

UTILITY ROOM 5'5" apx x 4'6" apx

The utility room offers plumbing for a washing machine, space for a tumble dryer and has fitted shelving. There is an obscure window, vinyl flooring underfoot and a door leads to the rear hallway.

STORE ROOM 3'7" apx x 4'7" apx

Currently housing the boiler, this room also offers space for storing larger household items and a door leads to the rear hallway.

GROUND FLOOR CLOAKROOM 7'2" apx x 2'5" apx

Conveniently placed and having a hanging rail for outdoor clothing, the ground floor W.C is partially tiled, has sensor lighting, a wall hung wash basin and a low level W.C. There is vinyl tile underfoot and a door opens to the entrance hallway.

FIRST FLOOR LANDING



Quarter landing stairs with a timber balustrade ascend to the first floor landing which has a fantastic feature window, space for freestanding furniture and doors open to four double bedrooms, a study and the family bathroom.

BEDROOM ONE 13'8" max x 13'6" max



This generous size double bedroom has a lovely large window and is situated at the front of the property enjoying elevated views of the front garden, driveway and street scene beyond. The room benefits from fitted wardrobes, shelving, cabinetry, a dressing table and a vanity hand wash basin. There is space to accommodate freestanding furniture and a door leads through to the landing.

BEDROOM TWO 13'8" max x 13'6" max



Again a sizeable neutrally decorated double bedroom located to the side of the property having pleasant views over the garden below. The room has space for furniture, an original decorative tile fireplace, a vanity hand wash basin with tile splashback and a door leads through to the first floor landing.

BEDROOM THREE 12'9" apx x 11'1" apx



Located to the front of the property is another great sized double bedroom with ample space for freestanding bedroom furniture. A large window provides pleasant views over the garden and street scene beyond and a door leads through to the landing.

BEDROOM FOUR 11'9" apx x 9'7" apx



Located at the rear of the property with lovely garden views is this bright double bedroom with room for freestanding furniture. A door leads through to the landing.

STUDY 8'0" apx x 3'6" apx



Currently used as a study, this versatile room could be used as a hobby room, nursery or be utilised as an ensuite for bedroom three if desired. A door opens to the landing.

BATHROOM 9'8" max x 8'7" max



The family bathroom is fitted with a four-piece suite including a bath with shoer over, a pedestal hand wash basin, bidet and a low level W.C. The room is fully tiled, has a chrome towel radiator, a fitted floor to ceiling storage cupboard which houses the water cylinder, two obscure windows and a door leads on to the landing.

GARDENS



Accessed through a timber gate to a sweeping driveway, the property is surrounded by beautifully landscaped gardens which offer a range of spaces to enjoy, expansive lawns, well positioned patio areas provide the perfect setting for outdoor dining and entertaining or simply relaxing in the sunshine. Enclosed by fencing and mature planting, established borders add colour, texture and a sense of tranquillity throughout the grounds. There is ample space for garden furniture and room for timber outbuildings if desired.



EXTERNAL FRONT, GARAGE AND DRIVEWAY



Accessed through a timber gate, the substantial driveway provides off-road parking for numerous vehicles and leads to an integral garage with an up and over door.

An ideal project to allow for an annexe if required subject to building regulations and offering space to park or for storage. The garage has electric, lighting, plumbing, two windows and separate access through a door from the rear hallway.

***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:
Stone

PARKING:
Garage / Driveway

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

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.

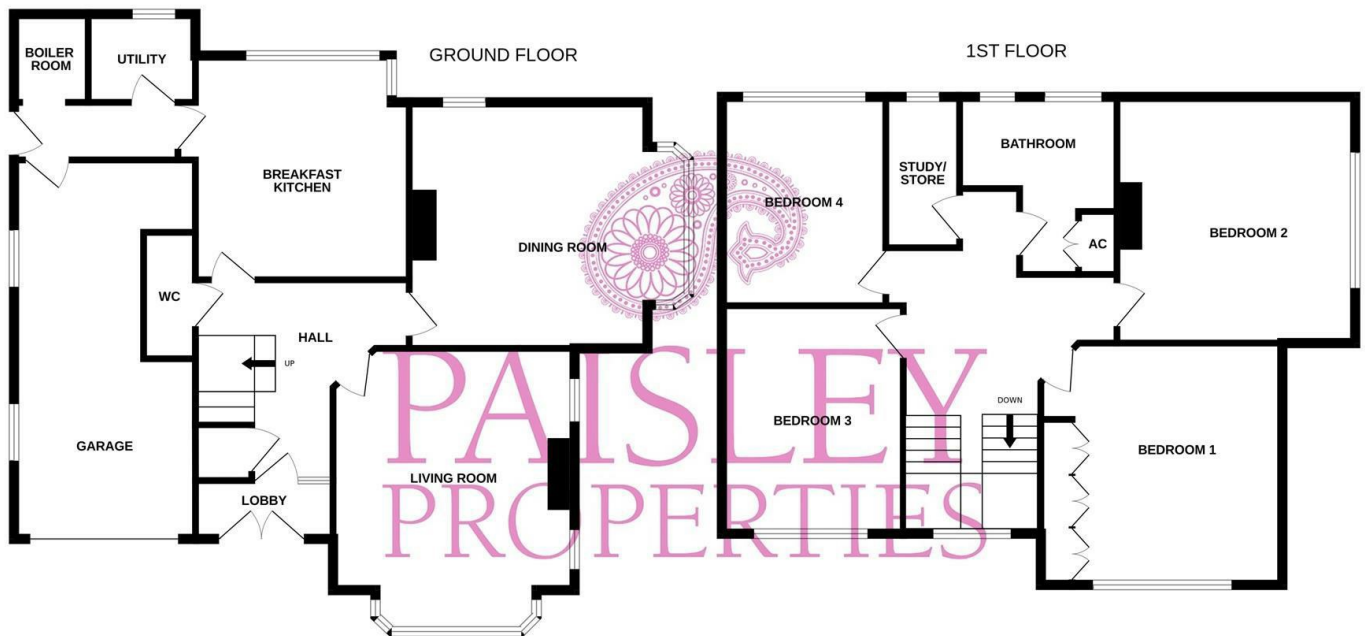
MORTGAGES

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.

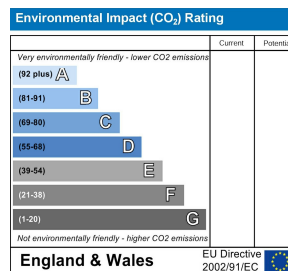
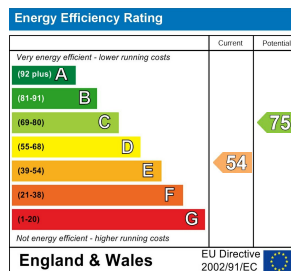
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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