

'One Elm' 58 Kaye Lane,  
Almondbury HD5 8XU

OFFERS AROUND  
£225,000



LOVED FOR OVER 68 YEARS AND BURSTING WITH POTENTIAL IS THIS INDIVIDUALLY BUILT ONE / TWO BEDROOM BUNGALOW BOASTING SPACIOUS AND VERSATILE LIVING ACCOMMODATION, MATURE GARDENS, GARAGE AND DRIVEWAY.

LEASEHOLD 999 YEARS - EXPIRING 2953 - CHARGES 9.50 PER ANNUM / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY  
PROPERTIES

### **ENTRANCE VESTIBULE 5'0" x 4'3"**

Entered by double timber doors is this handy space ideal for removing and storing outdoor clothing with practical tile flooring underfoot and a timber stained glass door opens to the entrance hallway.

### **ENTRANCE HALLWAY 13'1" x 4'11"**

This spacious entrance hallway has characterful picture shelving, room for freestanding furniture, loft hatch and doors lead through to the lounge, kitchen, dining room, bedroom one and shower room.



### **LOUNGE DINER 16'1" x 14'11"**

This generous size reception room is light and airy courtesy of the bay window with views over the front garden. There is ample space for freestanding living room and dining furniture if desired. A gas fire with timber effect fireplace gives a focal point and a door leads through to the entrance hallway.



### **KITCHEN 11'10" x 8'11"**

The kitchen is positioned to the rear of the property with views out over the garden and cricket field beyond. Fitted with a range of timber effect wall and base units, complimentary roll top work surfaces, tile splash backs and a stainless steel sink and drainer with mixer tap over. There is space for an electric oven which sits underneath a concealed extractor fan, space for a fridge freezer, plumbing for a dishwasher, vinyl flooring underfoot and doors lead to the entrance hallway and rear hallway.



### **REAR HALLWAY 6'2" x 4'1"**

Accessed from the kitchen and back garden is this useful hallway which would be ideal as a boot room and doors lead through to a small utility room and to the garage.



### **UTILITY SPACE 6'2" x 4'0"**

Accessed from the rear hallway is the utility space with power, light, plumbing for a washing machine, shelving and great for storing household items.

### **BEDROOM ONE 13'11" x 11'10"**

Located to the front of the property is this spacious double bedroom with a bank of fitted mirrored wardrobes and space for additional freestanding furniture. A large window overlooks the front garden and a door leads through to the entrance hallway.



### **BEDROOM TWO / DINING ROOM 14'1" x 8'11" max**

This versatile room was used as a dining room but could be used as a second bedroom if desired. A door leads through to the entrance hallway and sliding glazed doors open to the sun room.



### **SUN ROOM / OFFICE 11'6" x 8'10"**

Another versatile room which could be used as a sunroom, playroom or home office. Positioned to the rear of the property with dual aspect windows giving a lovely view over the garden. Having space for freestanding furniture and sliding glazed doors lead through to the dining room/bedroom.



### **SHOWER ROOM 8'3" x 5'4"**

This good size shower room is fitted with a low level W.C, vanity hand wash basin, storage cupboards and a shower with glass cubicle. The room is fully tiled, has two rear obscure windows and a door leads through to the entrance hallway.



### **REAR GARDEN**

Accessed by a timber gate from the front of the property and the rear hallway is a sizeable private garden which backs on to the cricket field. With a patio ideal for outdoor entertaining and lawn currently housing mature plants, shrubs and bushes. There would be ample space for garden furniture and a timber outbuilding.





**GARAGE 17'2" x 8'7"**

The attached single garage has electric, light, two side facing windows and has been converted into storage space but could easily be turned back into a garage if desired.

**EXTERNAL FRONT AND DRIVEWAY**

You enter the sweeping driveway through double wrought iron gates. The front garden is surrounded by mature hedges and has a pond. There is ample space to sit out and for pots/planters.





PLEASE NOTE.... THE VENDORS HAVE INFORMED US THAT THE FREEHOLD CAN BE PURCHASED FOR £1000.

### **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.

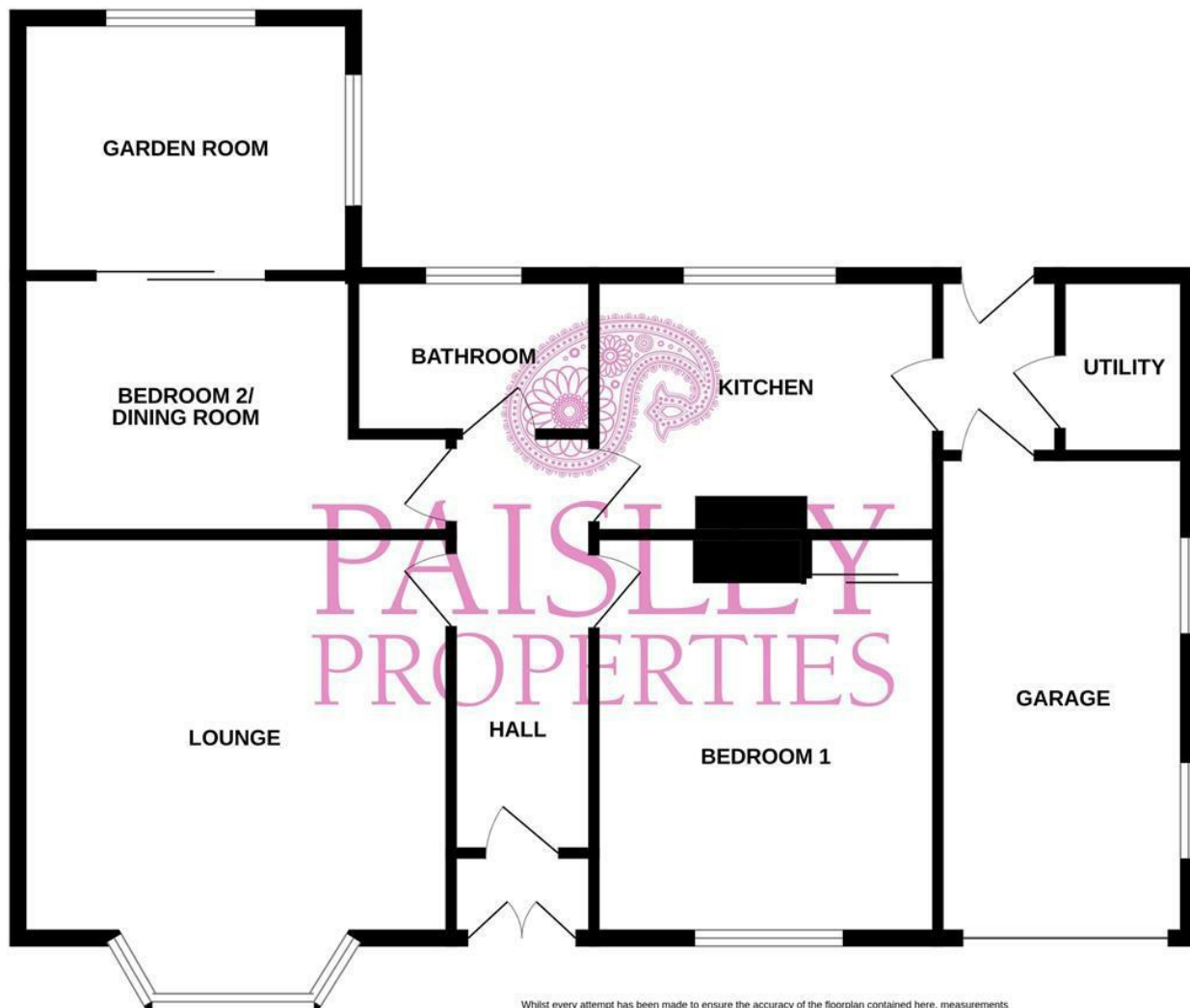
### **SURVEY TEXT**

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.

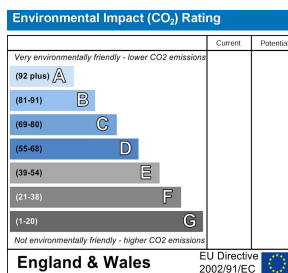
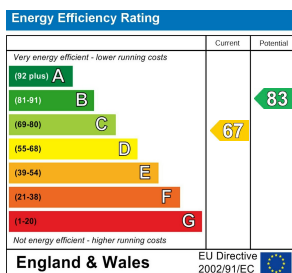
### **MORTGAGES**

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. \*



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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