

36 Helted Way,  
Almondbury HD5 8XZ

OFFERS AROUND  
£425,000



IMMACULATELY PRESENTED THROUGHOUT AND POSITIONED ON A PEACEFUL CUL DE SAC IS THIS FOUR/FIVE BEDROOM DETACHED FAMILY HOME WHICH BOASTS EXTREMELY SPACIOUS AND VERSATILE LIVING ACCOMMODATION, GENEROUS REAR GARDEN AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING D.

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through a composite door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. Beautiful heated tile flooring flows underfoot, a staircase with timber balustrade ascends to the first floor and doors lead through to the living room, ground floor W.C and breakfast kitchen.



## LIVING ROOM 16'5" x 11'4" max

This beautifully presented reception room houses a coal effect gas fire with marble surround. There is a good amount of space to accommodate free standing furniture, a bay style window gives a lovely view over the front garden, cul de sac beyond and a door opens to the entrance hallway..



## GROUND FLOOR W.C 5'8" x 2'7" max

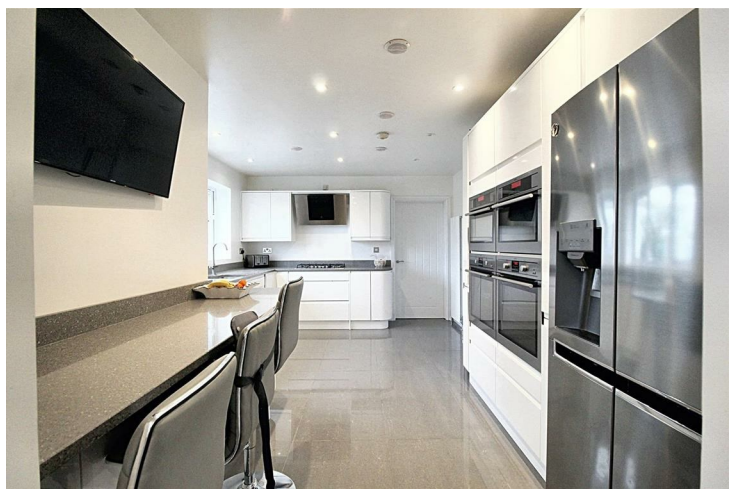
Situated off the entrance hallway is this useful ground floor W.C having a corner vanity hand wash basin with mixer tap, low level W.C and heated tile flooring.





### **BREAKFAST KITCHEN 16'11" x 11'2" max**

Positioned to the rear of the property is this stunning breakfast kitchen boasting a range of high specification white gloss wall and base units, appealing quartz work surfaces with matching upstands and an inset sink with mixer tap. Integrated appliances include two double electric ovens, five ring gas hob with extractor fan over and a dishwasher. A large complimentary breakfast bar provides additional space to dine and completes the kitchen area. Heated tile flooring flows underfoot and spotlights to the ceiling complete the look. A rear facing window gives a view over the rear garden, doors lead through to the entrance hallway, dining room and an archway opens to the utility area.







### **UTILITY 8'6" x 7'9" max**

This handy space has white gloss units with complimentary quartz work surfaces with matching upstands ideal for storing additional household items. There is plumbing for a washing machine and space for a tumble drier and an extra under counter fridge if desired. A door leads through to the playroom and an external composite door leads to the side of the property.



### **DINING ROOM 9'8" x 9'8" max**

This wonderful dining room offers space for a dining table, chairs and freestanding furniture. Providing a great place for formal dining, a doorway leads through to the kitchen and double doors open to the conservatory.





### **CONSERVATORY 12'4" x 10'2" max**

Currently used as a gym, this excellent addition to the property is flooded with natural light and has space for freestanding furniture, tile flooring underfoot and great views of the garden from its windows. Patio doors open onto the rear patio and double doors lead back through to the dining room



### **PLAYROOM 12'9" x 7'8" max**

This versatile room is currently used as a playroom but would make a great hobby room or home office if required.



### **FAMILY ROOM / BEDROOM FIVE 17'6" x 7'10" max**

This light and airy room is beautifully presented with neutral decor and has an amazing media wall with inset shelving. There is a good amount of space to accommodate free standing furniture and a window gives a lovely view over the front garden and driveway.





### **FIRST FLOOR LANDING**

Stairs ascend to the first floor landing with a loft hatch and doors lead through to four double bedrooms, family bathroom and a storage cupboard housing the water cylinder with space for towels and bed linen.

### **BEDROOM ONE 12'10" x 12'6" max**

This superb double bedroom positioned at the front of the property with views over the street scene below, ample room for freestanding furniture and integrated sliding wardrobes. Doorways leads to through to the ensuite shower room and onto the landing.



### **EN SUITE SHOWER ROOM 6'11" x 6'3" max**

Comprising of a white three piece suite including a corner shower cubicle with glass screen and waterfall shower, his and hers vanity hand wash basins with mixer taps and low level W.C. Fully tiled walls, obscure glazed front facing window, chrome heated towel radiator, tile flooring underfoot, spotlights to the ceiling and a door leads through to bedroom one.





**BEDROOM TWO 12'7" x 8'7" max**

Another good size double positioned at the front of the property with an integrated storage cupboard and space for freestanding bedroom furniture. A door leads onto the landing.



**BEDROOM THREE 11'1" x 7'10"**

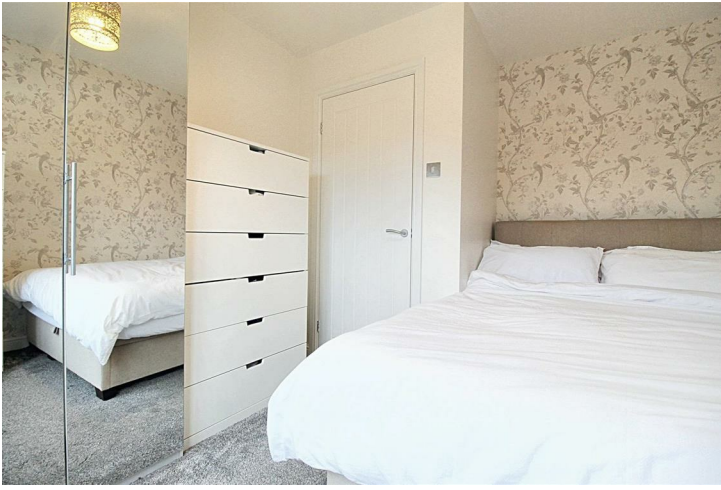
A spacious double bedroom positioned to the rear of the property with pleasant views over the garden. The room has space for freestanding furniture and a door leads onto the landing.



**BEDROOM FOUR 11'1" x 9'1" max**

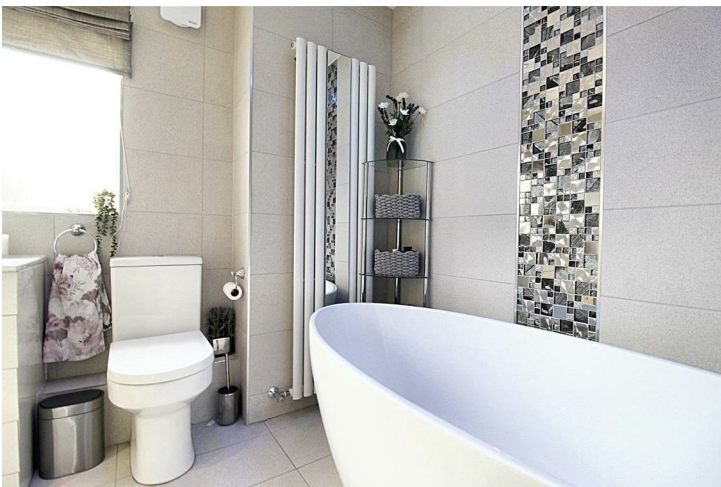
A neutrally decorated double bedroom at the rear of the property with views over the garden, space for freestanding furniture and a door leads through to the landing.





**FAMILY BATHROOM 9'7" x 7'10" max**

This stylish bathroom is fitted with a four-piece suite, including a freestanding oval bath with freestanding mixer tap over, corner shower cubicle with waterfall shower and glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room is fully tiled with complimentary heated tile flooring underfoot and mood spotlighting to the ceiling. A rear obscure window allows light to flow through and a door leads through to the landing.



**GARAGE STORE**

This useful space provides storage for larger items.



## REAR GARDEN

This great sized, fence enclosed garden can be accessed through from the side of the property through a timber gate, utility room door, through the conservatory and has a range of spaces to enjoy which includes a level lawn area with pebble borders, a generous size patio area which offers entertaining space for Al fresco dining, barbecues, ample room for garden furniture and outbuildings if desired..







### **EXTERNAL FRONT AND DRIVEWAY**

To the front of the property there is a well maintained lawn with colourful flower beds and a timber gate provides access to the rear of the property.

A large driveway provides parking for multiple vehicles.







## 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. \*

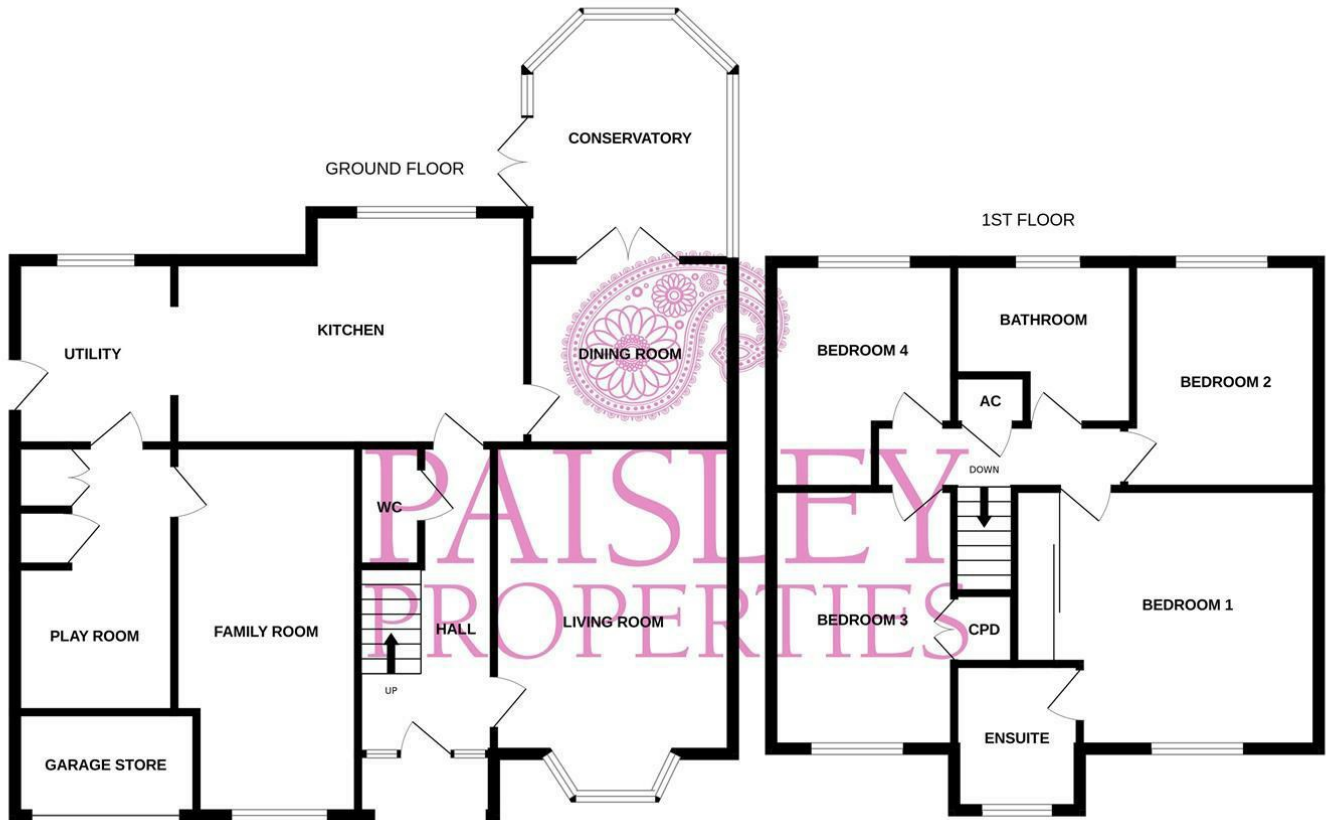
## **PAISLEY**

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.

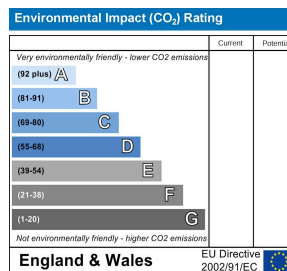
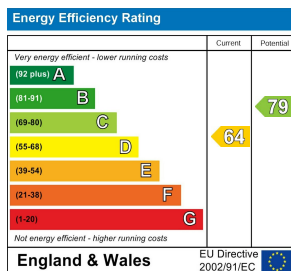
## **SURVEY TEXT**

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.





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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