# 21 Weymouth Avenue, Oakes HD3 4YJ

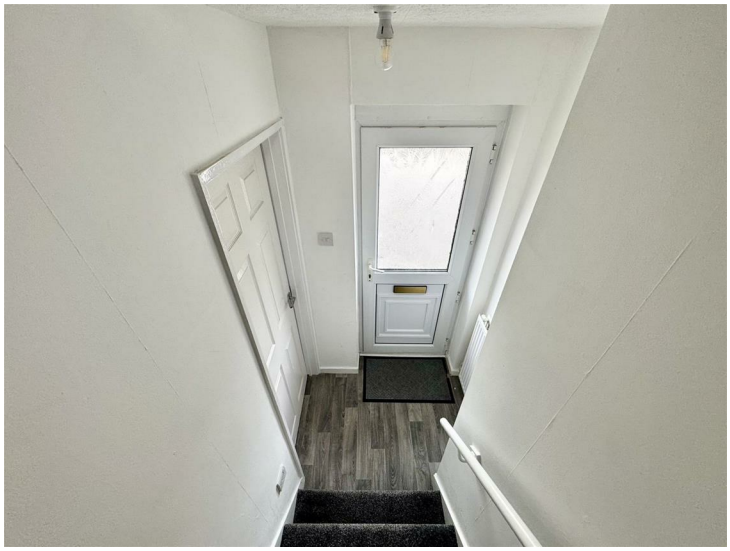
**OFFERS AROUND £199,950**

THIS RECENTLY REFURBISHED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION THROUGHOUT, GENEROUS GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

**ENTRANCE HALL**



You enter the property through a Upvc door into a welcoming entrance hall with space to remove outdoor clothing and vinyl flooring flows underfoot. Stairs ascend to the first floor landing and a door opens to the living room.

**LIVING ROOM 19'8" max x 9'10" max**

This dual aspect and neutrally decorated living room has ample space for freestanding lounge and dining furniture, a feature fireplace with marble hearth and large windows which flood the room with natural light, giving a view over the front garden, street scene beyond and the back garden. A door opens to the kitchen and a door leads back through to the entrance hall.

**KITCHEN 9′9″ max x 9′2″ max**

This recently fitted kitchen has a range of pale grey gloss wall and base units, contrasting work surfaces with stylish tile splashbacks and a stainless steel sink and drainer. Integrated appliances include an electric oven, four ring electric hob with an extractor fan above, plumbing for a washing machine and space for a tumble dryer. Vinyl flooring flows underfoot and a window looks out over the rear garden. A door opens to a utility space with store room and a door leads back through to the living room.

**UTILITY SPACE WITH STORE ROOM 9′5″ max x 6′1″ max**

Located off the kitchen is this handy space ideal for a freestanding fridge freezer and extra storage. This room would make an ideal utility room and has bifold doors opening to an extra space housing the boiler and for storing household items. An external door opens to the side of the property.

**FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing which has a storage cupboard housing the boiler and doors open to three bedrooms and the bathroom. A hatch gives access to the loft.

**BEDROOM ONE 13′6″ max x 9′11″ max**

Positioned at the front of the property, this well presented and generous size double bedroom has a view over the street scene below and space for bedroom furniture. A door leads to the landing.

**BEDROOM TWO 12′5″ max x 7′7″ max**

Another good size double bedroom with space for freestanding bedroom furniture and has an outlook over the properties rear garden. A door leads to the landing.

**BEDROOM THREE 10′11″ max x 6′0″ max**

A well proportioned single bedroom which could also lend itself as a home office if required. There is room for freestanding furniture, a bulk head storage cupboard with hanging rails and a window overlooking the street scene below. A door leads to the landing.

**BATHROOM 6′7″ max x 5′5″ max**

This attractive bathroom comprises of a white three piece suite including a bath with shower over and a glass screen, pedestal hand basin and a low flush W.C. The room is partially tiled and has complementary vinyl flooring underfoot. There is an obscure glazed window and a door leads to the landing.

**REAR GARDEN**

With secure gated side access and ample potential to personalise, the rear garden offers a generous outdoor space, perfect for families, keen gardeners or those who enjoy dining outdoors. Predominantly laid to lawn, it provides plenty of room for children to play and mature hedging with timber fencing to the boundaries provide a good degree of privacy.

## EXTERNAL FRONT AND PARKING

To the front, the property enjoys an exceptionally generous gravelled garden, creating an attractive low-maintenance frontage with excellent versatility. Subject to the necessary permissions and dropped kerb approval (applied for), the space offers fantastic potential to create off-road parking for multiple vehicles, making it ideal for growing families or those requiring additional parking. A paved pathway leads to the front entrance and a wrought iron gate opens to the rear garden.

The property currently has on street parking.

***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 A

PROPERTY CONSTRUCTION:
Standard

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
None Known

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**

AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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**

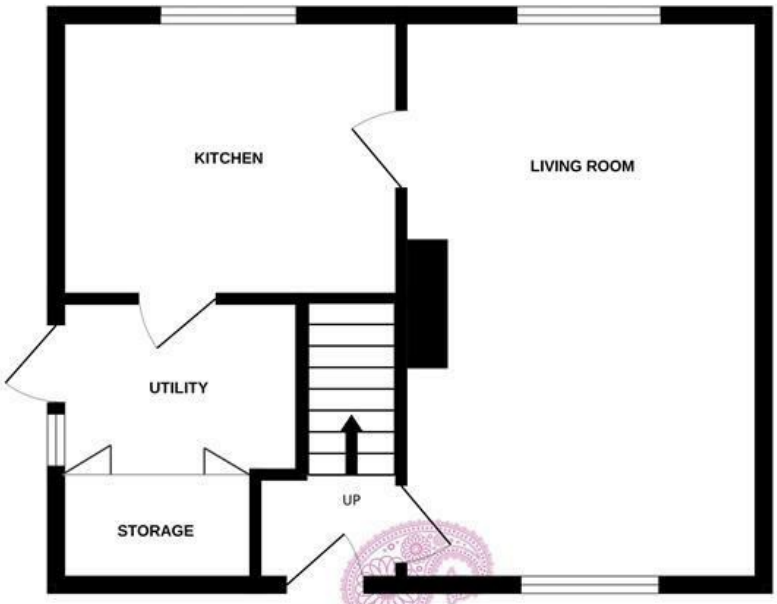
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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.

GROUND FLOOR




1ST FLOOR

PAISLEY PROPERTIES

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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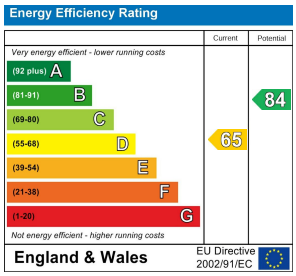


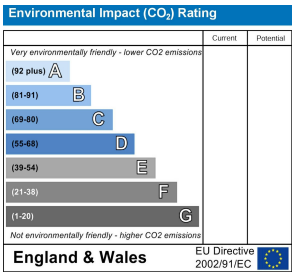


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