

33 Rosemeade Court,
Almondbury HD5 8FA

OFFERS AROUND
£280,000



THIS BEAUTIFULLY PRESENTED FOUR BEDROOM NEW BUILT TOWNHOUSE BOASTS SPACIOUS LIVING ACCOMMODATION OVER THREE FLOORS, ENCLOSED REAR GARDEN, DOUBLE DRIVEWAY AND INTEGRAL GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING B.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite part glazed door into a welcoming entrance hallway with tile flooring underfoot and offering plenty of space for removing outdoor clothing. Room to accommodate free standing furniture and doors lead through to the ground floor W.C, utility room, bedroom four/study, storage cupboard ideal for coats and shoes, integral garage and a staircase with timber balustrade ascends to the first floor landing.



GROUND FLOOR W.C 5'0" x 3'1" apx

This handy ground floor W.C comprises of a low level W.C and vanity hand wash basin with mixer tap over. The room has spotlights to the ceiling, a side obscure window and tile flooring underfoot. A door leads through to the entrance hallway.



STUDY/BEDROOM FOUR 8'11" x 7'9" apx

Currently used as a home office but could also make a perfect guest bedroom, child's playroom or hobby room. A door leads through to the entrance hallway.

**UTILITY ROOM 7'8" x 6'1" apx**

The utility room is fitted with dark grey wall and base units, contrasting roll top work surfaces and stainless steel sink with mixer tap over. Providing plumbing for a washing machine, space for a tumble drier and extra fridge freezer if required. A door leads through to the entrance hallway.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing. A door opens to the open plan living, dining kitchen and a second staircase with timber balustrade ascends to the second floor landing.

OPEN PLAN LOUNGE, KITCHEN DINER 28'4" x 15'6" max

Occupying the first floor is this stunning dual aspect, open plan living dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with a range of dark grey wall and base units, contrasting work surfaces with matching upstands and stainless steel sink with mixer tap. Integrated appliances include a double electric oven with microwave, five ring gas hob with extractor fan over, dishwasher and fridge freezer. To the side of the kitchen is space for a dining table and chairs, complimentary tile flooring underfoot and spotlights to the ceiling complete the look. A rear facing window and glazed patio doors allow natural light to flow through the space and give views over the rear garden. A beautifully decorated lounge area provides ample space for living room furniture, two large windows provide rooftop and far reaching countryside views beyond. A door leads through to the first floor landing.





SECOND FLOOR LANDING

Stairs ascend from the first floor landing to the second floor landing and doors lead to the three bedrooms (one with ensuite shower room) and house bathroom.

BEDROOM ONE 12'2" x 12'0" max

This superb double bedroom is neutrally decorated, positioned at the front of the property with dual aspect windows and having far reaching views, room for freestanding furniture and doors leads to through to the ensuite shower room and back through to the second floor landing.



EN SUITE SHOWER ROOM 8'9" x 4'5" apx

Comprising of a white three piece suite including a walk in waterfall shower cubicle with glass screen, vanity hand wash basin with mixer tap and low level W.C. Partially 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 10'0" x 8'8" apx

Another neutrally decorated double bedroom, positioned at the rear of the property and overlooking the garden. There is space for freestanding furniture and a door leads through to the second floor landing.



BEDROOM THREE 8'2" x 7'8" apx

This bright single bedroom is currently used as a dressing room, has space for freestanding furniture and is positioned at the rear of the property overlooking the garden. A door leads through to the second floor landing.



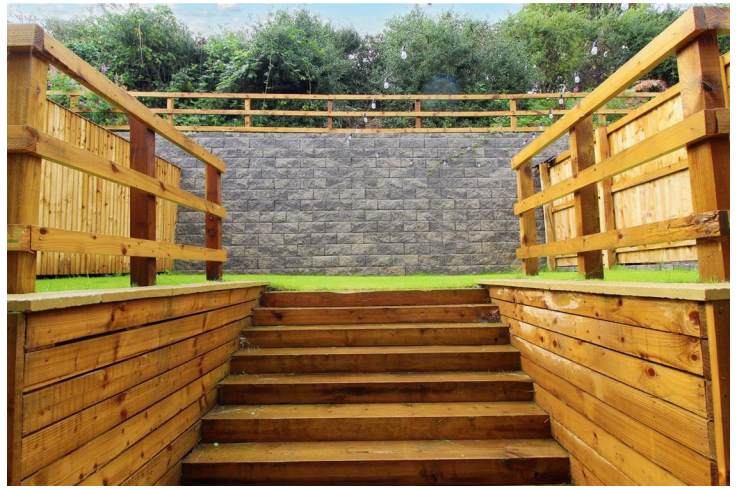
BATHROOM 8'7" x 5'8" apx

This attractive and spacious bathroom is partially tiled and fitted with a three-piece white suite including bath with shower over and glass screen, vanity hand wash basin with mixer tap, low level W.C. There is a side obscure glazed window, spotlights to the ceiling and complimentary tiled flooring underfoot. A door leads to the second floor landing.



REAR GARDEN

Accessed through the dining kitchen and from the side of the property is an enclosed tiered garden with attractive patio area ideal for outdoor dining and entertaining, timber steps ascend to a lawn area with ample space for garden furniture.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a double driveway providing off road parking.

There is an integral single garage with an up and over door, electric, light and a side facing window.



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 for a free, no obligation quote or for more information.

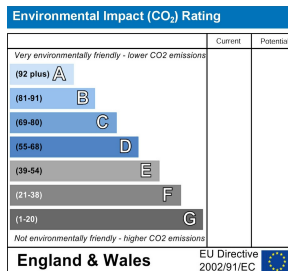
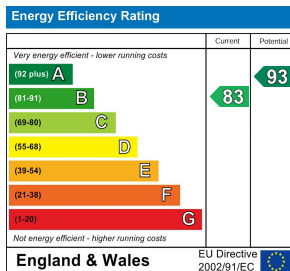
MORTGAGES

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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