

63 De Lacy Avenue,
Almondbury HD5 8NX

OFFERS AROUND
£160,000



DECEPTIVELY SPACIOUS THROUGHOUT, THIS THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS GOOD SIZE ROOMS, LARGE GARDEN, DRIVEWAY FOR MULTIPLE VEHICLES AND A DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D / NON STANDARD CONSTRUCTION.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door into the entrance hallway with space to remove outdoor clothing. A handy cupboard provides storage for hanging coats and storing shoes and an understairs cupboard provides yet more storage. Doors lead through to the lounge, dining kitchen and stairs ascend to the first floor landing.



LOUNGE 13'3" x 12'6" max

This generous size lounge is light and airy courtesy of a large front facing window. The room has a feature fireplace with marble hearth housing a gas fire, ample space for a range of freestanding furniture and a door leads back through to the entrance hallway.



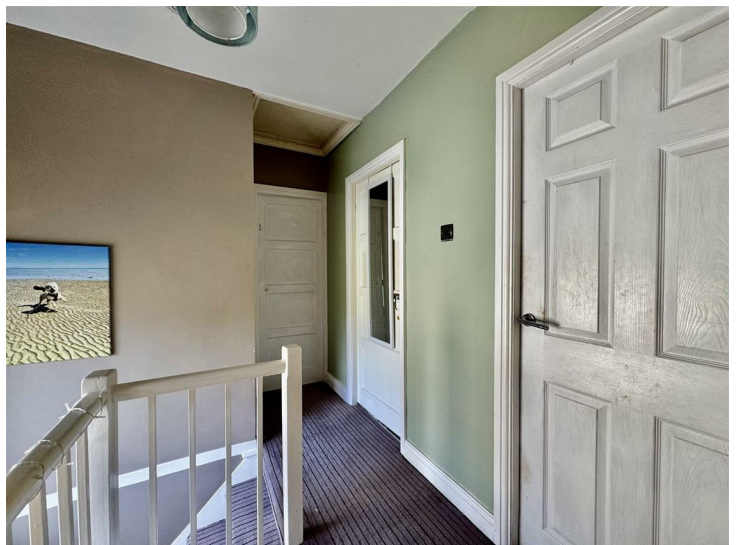
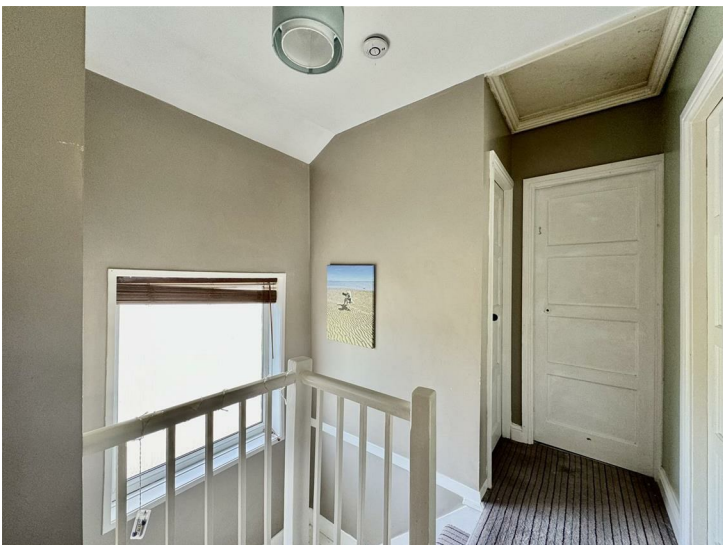
DINING KITCHEN 18'11" x 10'2" max

Spanning the rear of the property is this spacious dining kitchen which is fitted with a range of timber wall and base units, contrasting roll top work surfaces with mosaic tile splashbacks and a stainless steel sink and drainer with mixer tap over. The kitchen benefits from integrated appliances comprising of a gas oven and four ring gas hob with extractor fan above, microwave oven, fridge freezer and plumbing for a washing machine. A breakfast bar gives room for informal dining and there is also space for a dining table and chairs if desired. Vinyl tile flooring gives a practical solution underfoot, a window allows natural light to flood the space and patio doors open to the rear garden. A door leads through to the hall and an external door opens to the driveway.



FIRST FLOOR LANDING

A staircase with a timber balustrade ascends to the first floor landing which has a side obscure window. Doors lead through to the three double bedrooms, bathroom, separate W.C and a hatch gives access to the loft.



BEDROOM ONE 13'3" x 9'1" max

A good size double positioned at the front of the property with views over the garden and street below, ample space for bedroom furniture and a bank of sliding wardrobes. A door leads to the landing.



BEDROOM TWO 11'2" x 10'3" max

A second double bedroom is located to the rear of the property with a window overlooking the garden and pleasant far reaching views beyond. There is space for freestanding bedroom furniture and a door leads to the landing.



BEDROOM THREE 8'3" x 8'2" max

Another double bedroom positioned at the front of the property with the same views as bedroom one. A floor to ceiling shelving cupboard provides handy storage and the room has space for freestanding furniture. A door leads to the landing.



BATHROOM 7'6" x 5'4" max

The partially tiled bathroom comprises of a bath with shower over and a pedestal hand wash basin. There is a storage cupboard, a chrome heated towel radiator, side obscure window and laminate flooring underfoot. A door leads to the landing.



SEPARATE W.C 4'3" x 2'4" max

This handy room has a low flush W.C, side facing window and is fully tiled with complimentary tile flooring underfoot. A door leads to the landing.



REAR GARDEN

Accessed through the patio doors or a timber gate at the rear of the property is the garden which offers a range of spaces to enjoy. A patio provides ample room for outdoor dining, garden furniture and a large well maintained lawn with flower beds is enclosed by fencing.





EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a patio area with a surrounding hedge, flowerbeds and space for pots/planters.

To the side of the property is a driveway with parking for multiple vehicles which leads to a single detached garage with up and over door ideal for extra storage or fridge and freezer if desired.





MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, A

PROPERTY CONSTRUCTION: NON STANDARD

PARKING: GARAGE AND OFF STREET

UTILITIES:

*Water supply & Sewerage - MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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.

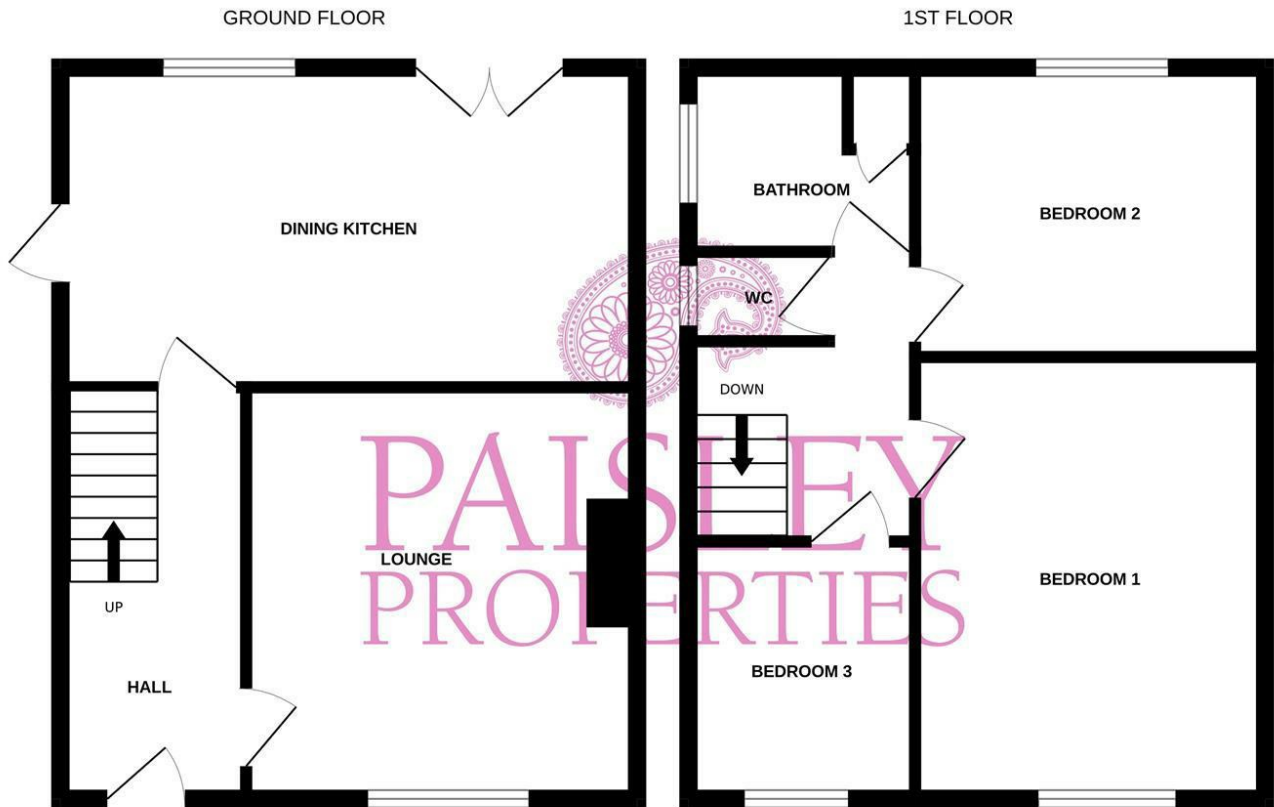
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

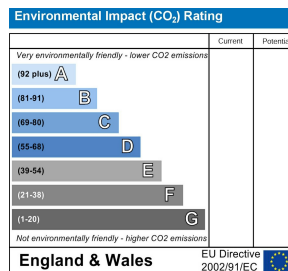
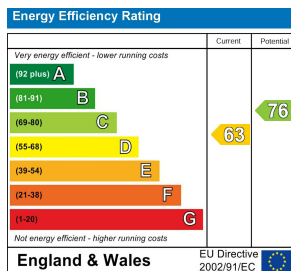
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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 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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