

14 St. Peters Crescent,  
Kirkheaton HD5 0EY

OFFERS AROUND  
£265,000

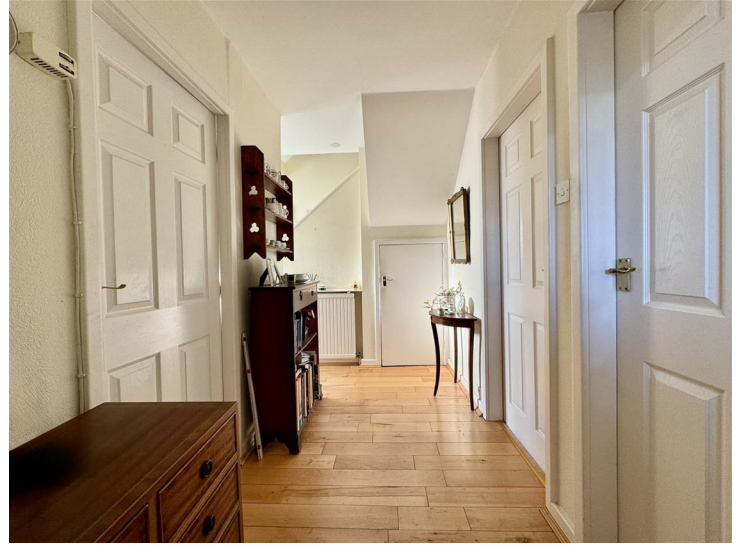


OFFERING WONDERFUL FAR REACHING VIEWS AND SAT ON A GOOD SIZE CORNER PLOT THIS THREE BEDROOM SEMI DETACHED DORMER BUNGALOW IS BURSTING WITH POTENTIAL AND BOASTS SPACIOUS LIVING ACCOMMODATION, BEAUTIFULLY MAINTAINED GARDENS, DRIVEWAY AND A DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY



You enter through a timber door with stained glass into a welcoming entrance hallway which has real wood flooring underfoot, space for freestanding furniture and doors open to the living room, dining room, kitchen, bathroom and home office / bedroom three. An understairs cupboard provides space for household items and a staircase ascends to the first floor landing

## LIVING ROOM 17'7" apx x 11'10" apx



This generous size reception room has a timber fireplace with a marble hearth housing a gas coal effect fire offering a lovely focal point to the room. There is an abundance of space for living room furniture and a large window overlooks the front garden. A door leads back through to the entrance hallway.

## DINING ROOM 12'0" apx x 11'11" apx



Flooded with natural light through the sliding patio doors with a wonderful view over the garden is this spacious formal dining room which has space for a dining table, chairs and further freestanding furniture. There is a timber fireplace with a marble hearth housing a coal effect gas fire and a door opens to the hallway.

## KITCHEN 10'11" apx x 8'1" apx



Located to the rear of the property with fantastic views is this modern kitchen fitted with cream wall and base units, contrasting work surfaces and tile splashbacks. There is space for an electric oven with an extractor above, an integrated fridge and plumbing for a washing machine. Vinyl flooring flows underfoot and a door opens to the hall.

### **BEDROOM THREE / HOME OFFICE 10'11" max x 8'1" max**



Currently used as a third double bedroom and located on the ground floor is this versatile room which could be used as a home office for those working remotely. A large window overlooks the front garden and a door opens to the hall.

### **BATHROOM 7'8" apx x 5'5" apx**



Situated on the ground floor is the family bathroom which is fully tiled, comprises of a white suite with a bath having a shower over and glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room has two side facing obscure windows which allows light to flow through, a chrome towel radiator, contrasting tile to the floor and a door opens to the hall.

### **FIRST FLOOR LANDING**

A staircase ascends from the entrance hallway to the first floor landing and doors open to two double bedrooms and a good size storage cupboard which could lend itself to a W.C with relevant planning.

## BEDROOM ONE 13'6" max x 11'10" max



This beautifully presented and extremely spacious double bedroom has stunning far reaching rooftop and countryside views over to Emley Moor Mast from its large window. The room benefits from a bank of fitted wardrobes with a dressing table and space for freestanding furniture. A door opens to the landing.



## **BEDROOM TWO 13'5" max x 7'10" max**



Another good size double bedroom located at the side of the property which has a fitted wardrobe, cupboard, inset shelving and boarded under eaves storage. There is space for bedroom furniture and a door opens to the landing.

## **REAR GARDEN**



Commanding far reaching views and accessed from the dining room and the side of the property is this beautifully landscaped garden with two lawns and a raised patio area ideal for outdoor dining and entertaining with space for garden furniture. The garden is enclosed by hedging, fencing and well maintained plants, shrubs and bushes.



### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**



Sat on a good size corner plot, the front of the property has a lawned garden with raised flower bed borders and a decorative shale area ideal for sitting out. A driveway runs down the side of the property providing parking for one vehicle to a single detached garage with an up and over door, power, light, a side entrance and space for a freezer and tumble dryer if required..



## **\*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 C

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage / Driveway

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There are no known structural defects 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**

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**

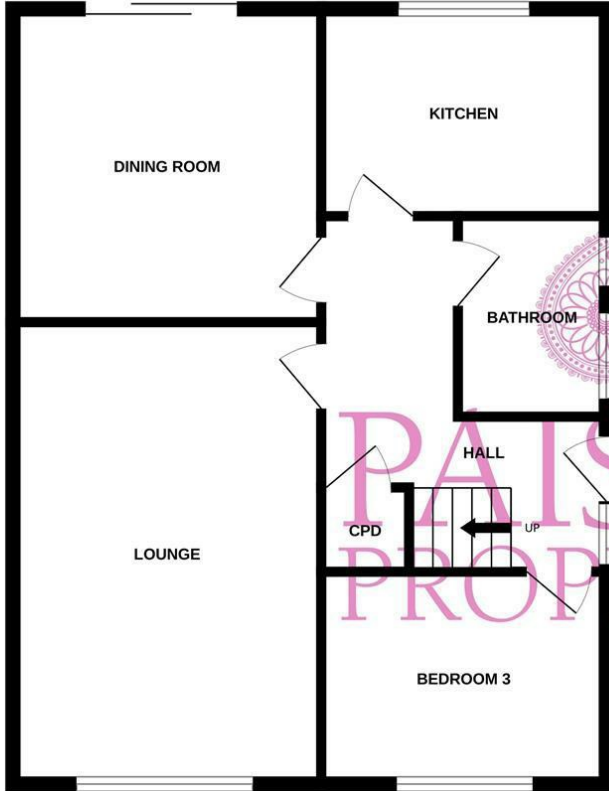
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

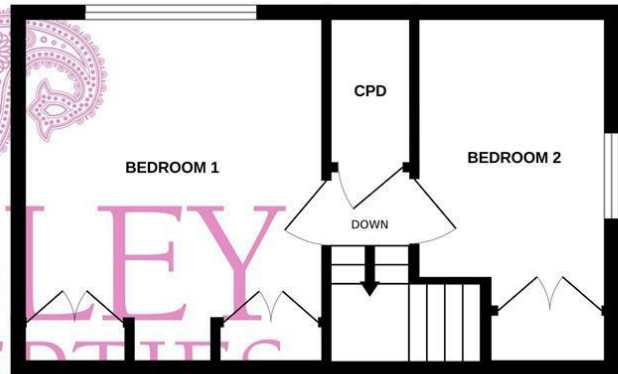
## **PAISLEY**

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.

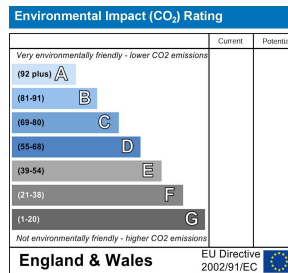
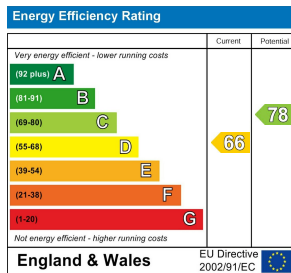
GROUND FLOOR



1ST FLOOR



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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