

5 Gregory Drive,
Kirkburton HD8 0XH

OFFERS AROUND
£350,000



THIS SUPERB FOUR BEDROOM DETACHED FAMILY HOME IS WELL PRESENTED AND OFFERS SPACIOUS ACCOMMODATION IN A QUIET CUL DE SAC LOCATION CLOSE TO THE CENTRE OF KIRKBURTON. IT BENEFITS FROM OFF ROAD PARKING, GARAGE AND A PRIVATE REAR GARDEN.

FREEHOLD / KIRKLEES COUNCIL TAX BAND: E / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE HALL 7'1" x 14'3" max

You enter the property through a timber door into a welcoming entrance hallway where there is ample space to store coats and shoes. There is wood flooring underfoot. A carpeted staircase with a white painted spindled balustrade leads to the first floor. Doors lead to the downstairs W.C., kitchen, lounge and utility room.

DOWNSTAIRS W.C. 3'0" x 5'9" max

Situated just inside the entrance to the property and flooded with light from a round feature window, this downstairs toilet is fitted with a low level W.C and a slimline vanity unit. There is grey LVT flooring underfoot. A door leads into the entrance hallway.



KITCHEN 8'8" x 11'9" max

Positioned to the front of the property with views over the quiet cul de sac from its window, the kitchen is fitted with cream country style base and wall units, tiled splashbacks, dark laminate worktops and a stainless steel sink with mixer tap. Cooking facilities comprise of an electric freestanding cooker with stainless steel canopy hood over. There is space for a freestanding dishwasher and tall fridge freezer. There is vinyl flooring underfoot. A UPVC door leads out onto the drive. An internal door leads to the entrance hallway and a square opening gives access to the dining room.



DINING ROOM 8'9" x 11'9" max

Situated through a square opening off the kitchen this formal dining space has room for a large dining table and room for further freestanding furniture, it also has a set of double doors which open right up to the lounge making a perfect entertaining space. There is wood flooring underfoot. A sliding patio door leads to the conservatory.



CONSERVATORY 11'11" x 10'9" max

This bright and airy conservatory is flooded with natural light and is a great place to sit and relax whilst enjoying views of the garden. There is laminate flooring underfoot. A door leads out to the garden and patio doors lead into the dining room.



LOUNGE 13'6" x 15'8" max

This gorgeous lounge is flooded with natural light from its two rear facing windows which offer lovely garden views. There is a contemporary living flame gas fire in a neutral marble surround as a focal point. A set of double doors open to the dining room just perfect for entertaining purposes and a door leads through to the entrance hallway.



UTILITY ROOM 8'6" x 5'11" max

This is a fantastic functional utility space with plenty of room to accommodate a washer and tumble dryer and space for drying clothes. It is fitted with a stainless steel sink and practical marble effect LVT flooring. There is a large built in cupboard currently used to store coats. Doors lead through to the garage and the entrance hallway.

FIRST FLOOR LANDING 6'11" x 5'11" max

A carpeted staircase with a white painted balustrade leads from the entrance hallway to the first floor landing. There is a loft hatch and doors lead to the four bedrooms and house bathroom.

MASTER BEDROOM 13'9" x 10'8" max

Positioned to the rear of the property, this neutrally decorated bedroom is beautifully light courtesy of a large window which overlooks the rear garden. It has ample space to accommodate freestanding bedroom furniture. Doors leads through to the en-suite and on to the landing.



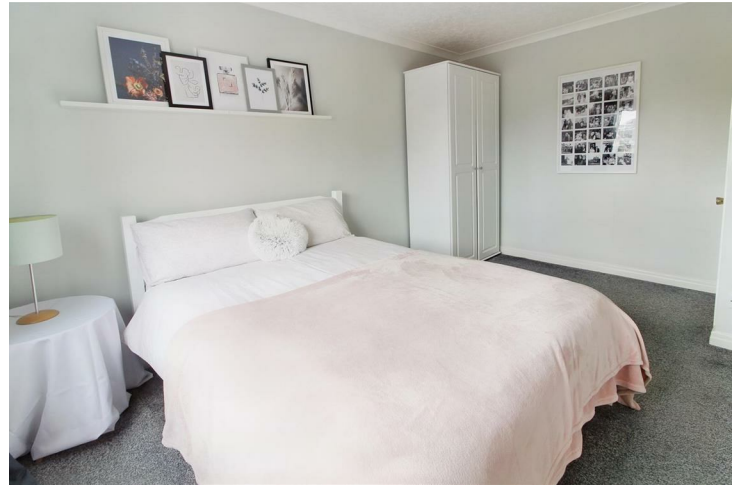
EN-SUITE 7'1" x 3'7" max

This modern en-suite shower room is fitted with a three piece suite comprising of a low level toilet, pedestal wash basin and corner quadrant shower enclosure with a Triton electric shower. The room is partially tiled with beige and brown tiles and there is cream tile effect laminate flooring underfoot. An obscure window allows natural light to enter. A door leads to the master bedroom.



BEDROOM TWO 13'1" x 10'2" max

Positioned to the front of the property, this light and airy double bedroom has views over the quiet cul de sac from its window and has space to accommodate freestanding bedroom furniture. A door leads onto the landing.



BEDROOM THREE 10'9" x 10'8" max

This generous sized double bedroom can be found to the rear of the property with a window looking out over the garden and benefits from fitted wardrobes. A door leads onto the landing.



BEDROOM FOUR 15'11" x 5'11" max

This single bedroom is positioned to the front of the property and benefits from a fitted wardrobe and built in shelves. A window overlooks the quiet cul de sac and a door leads onto the landing.



HOUSE BATHROOM 6'7" x 9'8" max

This contemporary bathroom is fitted with a white three piece suite comprising of a low level W.C., pedestal wash basin and a bath with thermostatic mixer shower over. The room is partially tiled with large grey ceramic tiles with a glass mosaic border. There is dark grey tile effect laminate underfoot. An obscure window allows natural light to enter. A door leads to the landing.



GARAGE & PARKING

A block paved driveway leads to the front of the property with parking for multiple vehicles. There is a single garage with up and over door, light and power. There is access to the loft via a hatch.

GARDENS

The property has a lovely well tended rear garden which has a patio adjacent to the house for al fresco dining and entertaining. A crazy paved path stretches alongside a large lawn to the end of the garden where there is a garden shed and two greenhouses. There is a further shed for storage at the side of the house.



AGENTS 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 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.

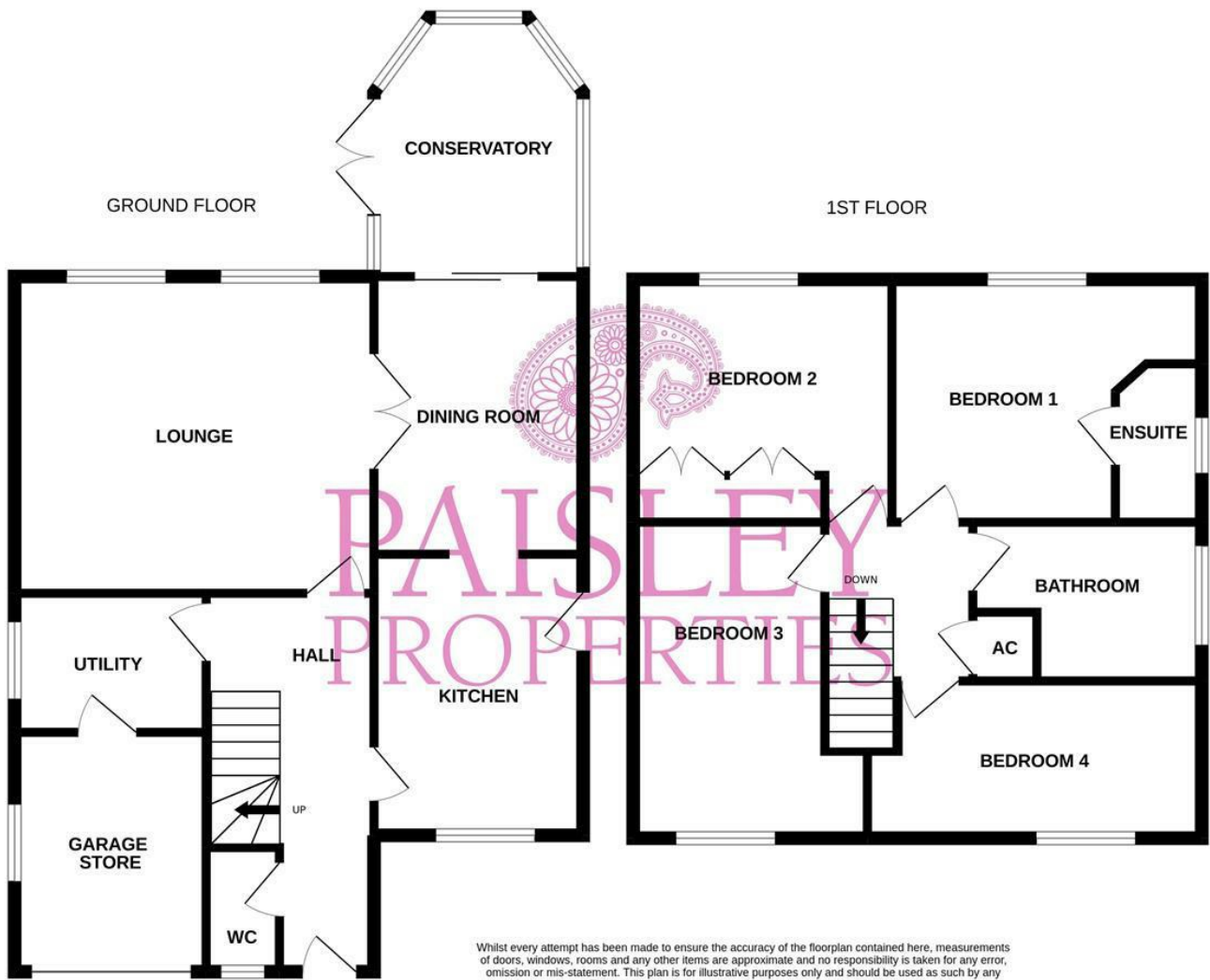
PAISLEY MORTGAGES

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

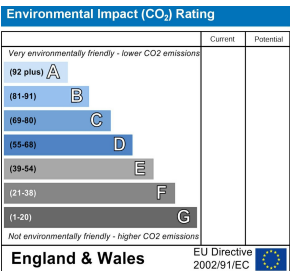
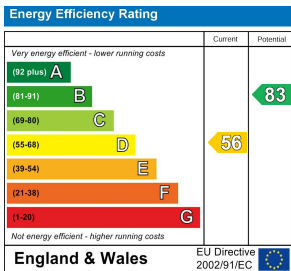
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

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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