1 Longley Road, Almondbury HD5 8JL

£275,000

SAT ON A GENEROUS PLOT, THIS IMPRESSIVE AND SPACIOUS FOUR BEDROOM SEMI DETACHED PROPERTY IS BURSTING WITH POTENTIAL, HAS CHARACTERFUL FEATURES THROUGHOUT, CELLAR ROOMS WITH POTENTIAL, GARDENS, BLOCK PAVED DRIVEWAY FOR MULTIPLE VEHICLES AND AN INTEGRAL GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING F

PAISLEY PROPERTIES

ENTRANCE HALLWAY

You enter the property through a timber door with a bank of beautiful stained glass windows into the welcoming entrance hallway which has high ceilings, space for freestanding furniture and herringbone flooring underfoot. A staircase with a timber balustrade ascends to first floor landing and a door leads to the living room. Double doors open to the inner hallway.

LIVING ROOM 18′2″ max x 12′11″ max

This generously sized reception room is flooded with natural light through its bay window with wonderful stained glass tops. The focal points of the room being the inset fireplace with timber mantle and the lovely high ceilings. There is ample space for freestanding furniture, timber floorboards underfoot and a door leads through to the hallway.

INNER HALL
The inner hall has original polished concrete flooring underfoot and gives access to the dining kitchen, entrance hallway, the cellar head and an external door opens to the side of the property.

DINING KITCHEN 23′6″ max x 17′0″ max

Spanning the rear of the property with elevated views of the rear garden and driveway through its dual aspect windows is the spacious dining kitchen. To one side is the kitchen which has a range of white gloss wall and base units, contrasting work surfaces and a porcelain sink with mixer tap over. Integrated appliances include an electric oven, four ring electric hob with an extractor fan above, plumbing for a slimline dishwasher and space for a freestanding fridge freezer.. Timber flooring flows through to the dining area which has ample space for a dining table, chairs and further furniture. An original timber fireplace adds a touch of character to the room and adoor leads to the inner hall.

CELLAR ROOMS

The lower level of this property offers excellent potential to convert. Accessed from a hallway are four good size cellar rooms.

Room one - 4.27 max x 2.27 max - An ideal space for a utility room, having plumbing for a washing machine, a Belfast sink and doors which open to the rear garden, garage and cellar room two.

Room Two - 3.98 max x 3.85 max - Ideal for a games room, teenage retreat or storage.

Room Three - 3.08 max x 3.04 max - Having a window and a separate W.C, this could make a hobby room, study or storage.

Room Four - 3.95 max x 1.10 max - Ideal for storing household items.

FIRST FLOOR LANDING

This light and airy landing has a side facing stained glass window, space for furniture and doors lead through to four bedrooms and the bathroom.

BEDROOM ONE 13′7″ max x 13′4″ max

This superb double bedroom is positioned at the front of the property with views over the gardens and street scene below. There is ample space for freestanding bedroom furniture, an original tile fireplace gives a lovely focal point and a door leads to the landing.

BEDROOM TWO 14′0″ max x 11′1″ max

Another sizeable double bedroom with an original tile fireplace, offering space for free standing bedroom furniture and a fitted fitted wardrobe to one alcove. A window gives a pleasant view over the rear garden and a door leads to the landing.

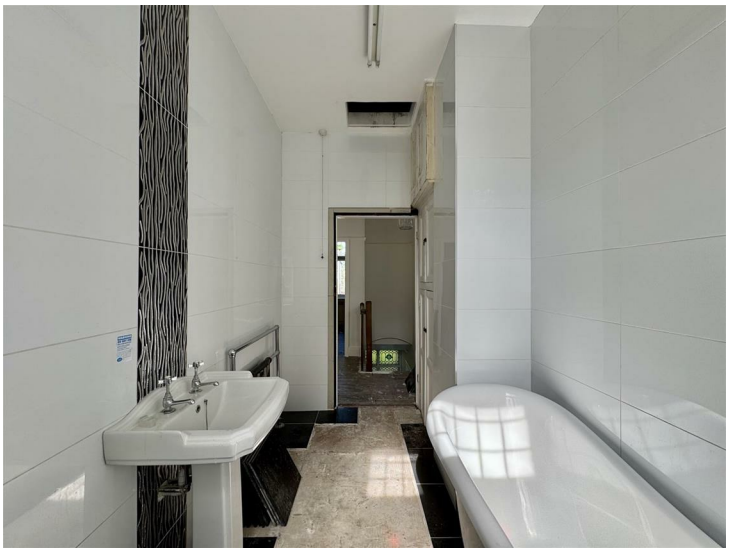
BEDROOM THREE 10′1″ max x 10′1″ max

Located at the front of the property is this charming double bedroom with space for freestanding furniture and a door leads to the landing.

BEDROOM FOUR 10′5″ max x 5′7″ max

A bright single bedroom with a view over the rear garden. This room could also lend itself to a home office if desired. A door leads to the landing.

BATHROOM 10′1″ max x 6′1″ max



This attractive bathroom comprises of a white three piece suite including a freestanding bath, a pedestal hand basin and a low flush W.C. The room is fully tiled to the walls and has a storage cupboard which houses the water cylinder. There is an obscure stained glass window, a hatch gives access to the loft and a door leads to the landing.

GARDENS

Externally, the property is complemented by established mature gardens to three sides, with well-stocked borders, established planting and a good degree of privacy. The generous plot provides plenty of space for families and keen gardeners alike.

DRIVEWAY AND GARAGE

Entered by double wrought iron gates, a block-paved driveway provides ample off-road parking and leads to a n integral garage which has power and double timber doors.

***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 D

PROPERTY CONSTRUCTION:
Stone

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
None Known

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 - ALMONDBURY
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.

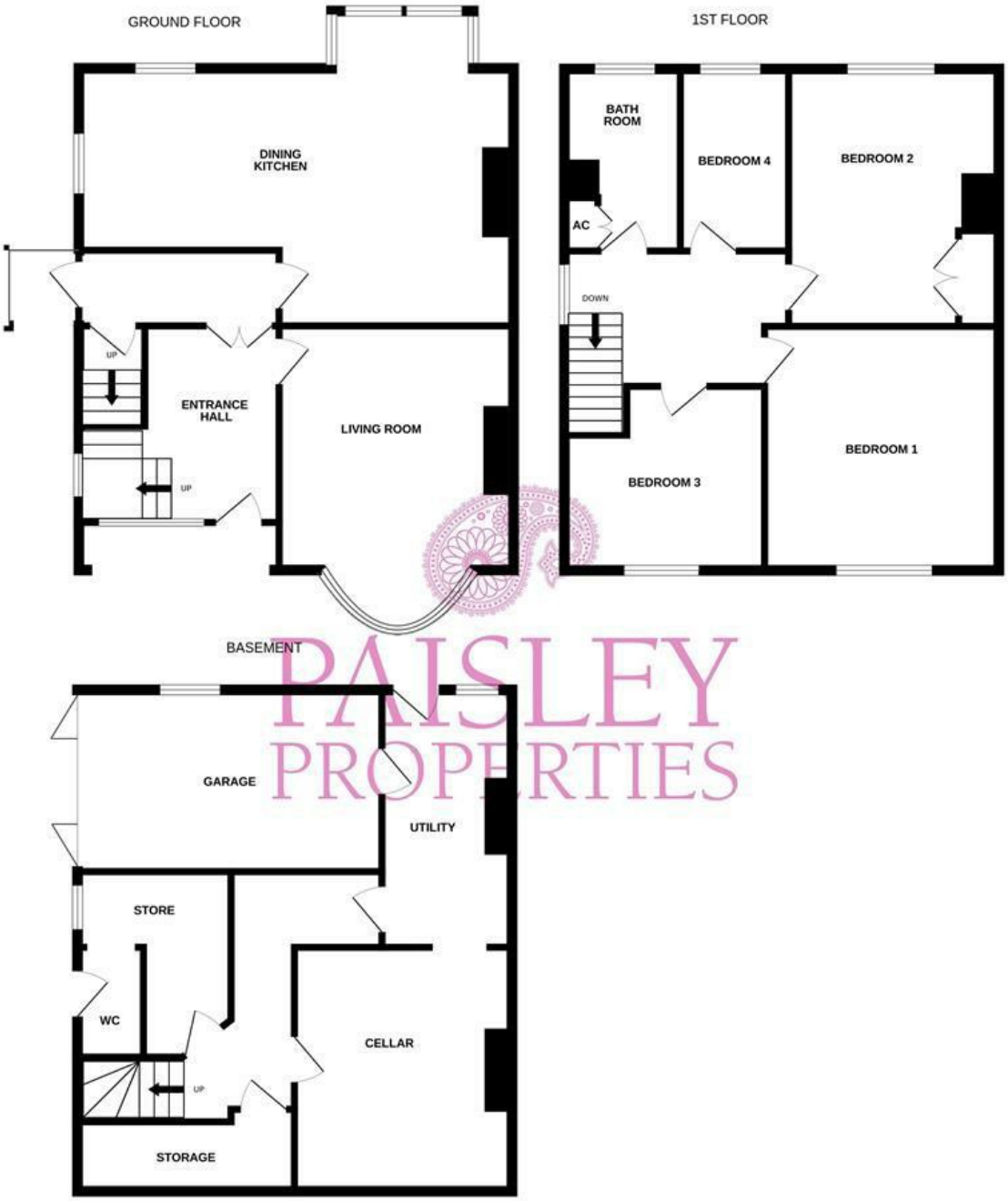
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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 - PAISLEY / ALMONDBURY
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 - PAISLEY / ALMONDBURY
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 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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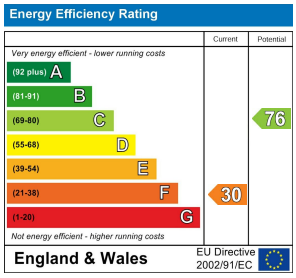

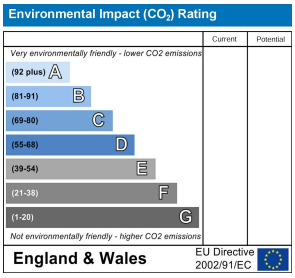

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