

40 Benomley Road,
Almondbury HD5 8LS

OFFERS AROUND
£250,000



POSITIONED IN A SOUGHT AFTER LOCATION, THIS WONDERFUL THREE BEDROOM SEMI DETACHED FAMILY HOME IS BURSTING WITH POTENTIAL, BOASTS SPACIOUS LIVING ACCOMMODATION, A CONSERVATORY, ENCLOSED REAR GARDEN, BLOCK PAVED DRIVEWAY AND A DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite part glazed door into a welcoming entrance hallway with laminate flooring underfoot and space to remove coats and shoes. A staircase with a timber balustrade ascends to first floor landing and doors lead through to the living room and kitchen.



LIVING ROOM 13'8" max x 12'2" max

This light and airy reception room has a coal effect gas fire set on a marble hearth, two alcoves, ample space to accommodate free standing furniture and a large front facing leaded bay window gives a lovely view over the front garden and street scene beyond. A door opens through to the entrance hallway.



DINING ROOM 12'4" max x 12'0" max

A great space for entertaining and neutrally decorated, this family sized dining room has plenty of space for a dining table, chairs and freestanding furniture. A decorative fireplace housing a gas fire with marble surround gives a lovely focal point to the room, there is timber flooring underfoot and french doors open to the conservatory. A door leads to the kitchen.



CONSERVATORY 11'1" max x 8'7" max

Flooded with natural light, this additional space offers ample room for freestanding furniture, heated tile flooring underfoot and patio doors which open to the garden.



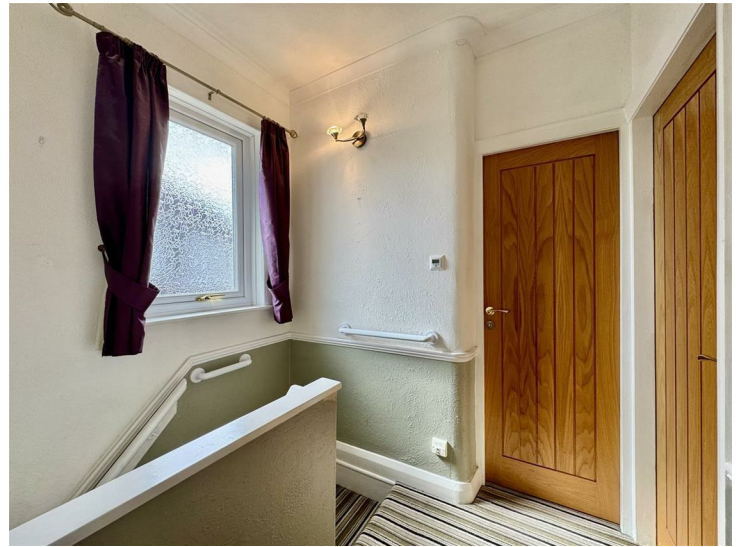
KITCHEN 11'8" max x 5'6" max

Bursting with potential to modernise and to create a larger space by removing the wall between the kitchen and dining room. The current kitchen is fitted with cream wall and base units, contrasting roll top work surfaces and a circular stainless steel sink with mixer tap over. Integrated appliances include an electric oven with grill and a four ring induction hob with a concealed extractor above. There is space for an undercounter fridge, plumbing for a washing machine and for a dishwasher. A pantry provides storage for household items, laminate flooring flows underfoot and a window looks out to the side of the property. A door leads through to the hallway, dining room and a composite door opens onto the driveway.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a side obscure window, loft access and doors lead through to the three first floor bedrooms and house shower room.



BEDROOM ONE 14'11" max x 8'9" max

Located to the front of the property is this generously proportioned and tastefully decorated double bedroom which benefits from a bank of fitted wardrobes and shelving, space for additional freestanding furniture and a large bay window overlooks the front garden and pleasant street scene beyond. A door leads to the first floor landing.



BEDROOM TWO 11'3" max x 9'10" max

Positioned at the rear of the property and being a good sized double bedroom with ample space for freestanding furniture, fitted wardrobes, window with views of the rear garden and a doorway leads to the first floor landing.



BEDROOM THREE 9'0" max x 6'8"

A bright single bedroom located to the front of the property having fitted bulk head storage and which could alternatively used as an office for those working remotely. A door leads to the first floor landing.



SHOWER ROOM 8'9" max x 6'7" max

This modern shower room is fully tiled and fitted with a white suite including a wall hung hand wash basin with mixer tap, a low level W.C, bidet and a waterfall shower enclosed in a glass cubicle. The room has a chrome towel radiator, two windows which let natural light flow through, complimentary heated tiled flooring underfoot and a door leads to the first floor landing.



REAR GARDEN

This enclosed garden can be accessed through the conservatory patio doors or through a timber gate from the driveway. There is a low maintenance patio offering entertaining space for Al fresco dining with room for garden furniture. Mature shrubs and plant bed borders surround the space and there is space for a timber outbuilding.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a well maintained lawned garden with low level wall and established, colourful plant bed borders. A path leads to the front door and a block paved driveway leads down the left side of the house to a detached garage with power and an electric door.



***MATERIAL INFORMATION**

TENURE:
Freehold

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.

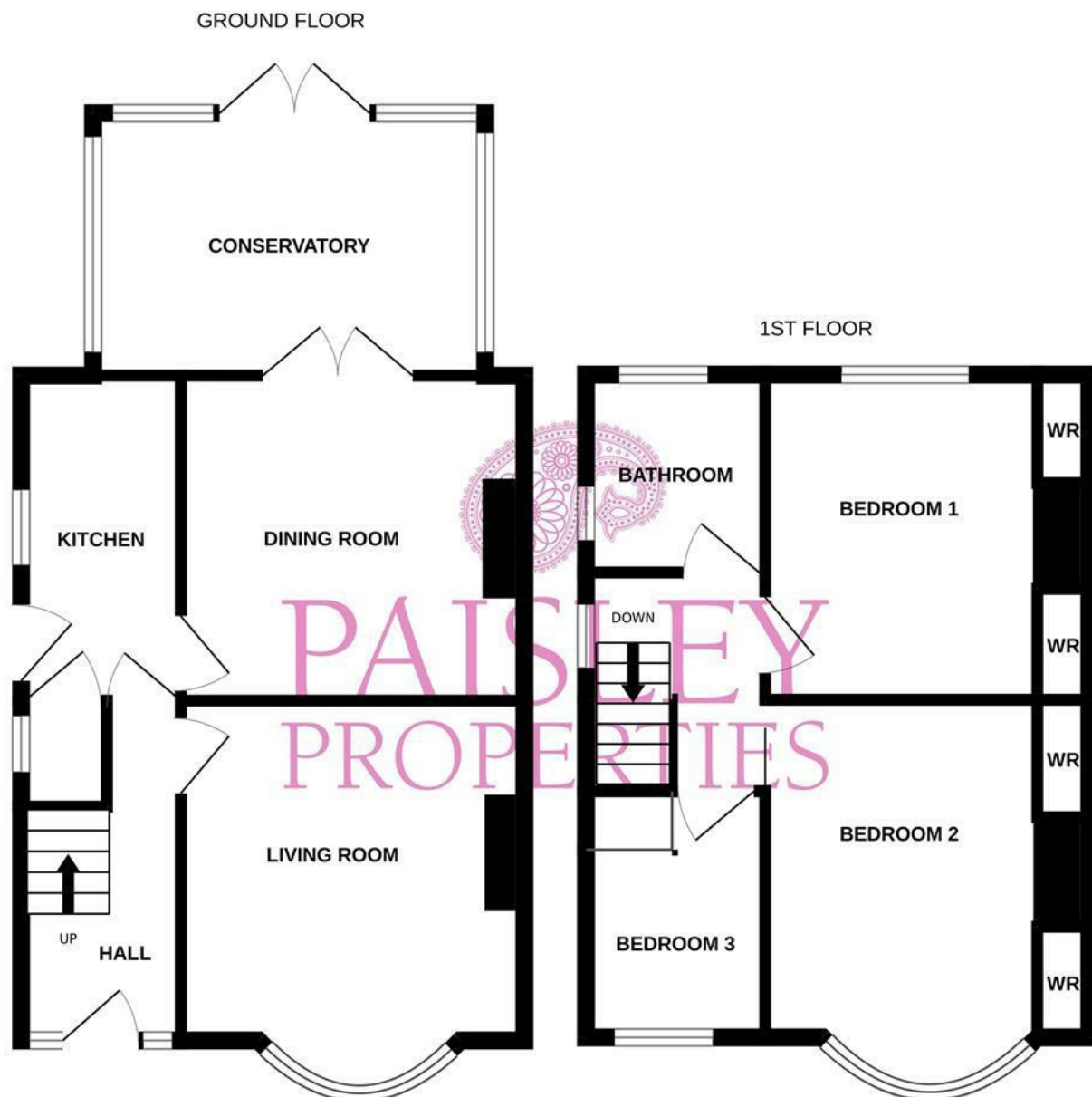
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.


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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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