11 Broadgate,
Almondbury HD5 8HR

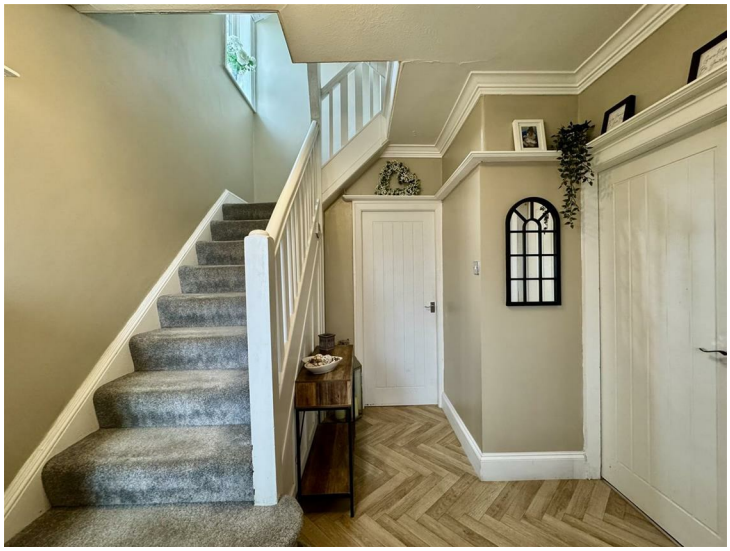
OFFERS OVER
£325,000

THIS BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS AND STYLISH LIVING ACCOMMODATION, AN IMPRESSIVE SIZE REAR GARDEN AND A DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD - 999 YEARS - EXPIRES - 2932 / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a composite door into this extremely welcoming entrance hallway. There is plenty of space to remove and store outdoor clothes and shoes. Herringbone vinyl flows underfoot and doors lead to the living room, dining kitchen and a staircase with a timber balustrade ascends to the first floor landing.

LIVING ROOM 15′2″ max x 11′10″ max

This beautifully presented lounge sits to the front of the property and enjoys tasteful décor. A decorative cast iron fireplace with a tile hearth creates a lovely focal point to the room. There is ample space for freestanding furniture items and a large bay style window allows natural light to flow through the space. A door leads to the hall.

DINING KITCHEN 21'3" max x 12'4" max

Spanning the rear of the property, this recently fitted dining kitchen really is the heart of the home offering space to entertain guests and having patio doors which open to the rear decking. The recently fitted kitchen has stylish black wall and base units, contrasting oak veneer worktops, ceramic stone tile upstands and a composite one and a half bowl sink and drainer with a mixer tap. There is space for a large freestanding electric cooker with inset extractor above, an American style fridge freezer and plumbing for a washing machine and a stacked tumble dryer if desired. There is ample room for a dining table and chairs. An understairs cupboard houses the boiler, offers extra space for household items and a window and patio doors looks out over the garden. Herringbone vinyl flows underfoot and doors lead to the hall and out to the side of the property.

FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first floor landing where there is a side facing window, spot and doors which lead to the three first floor bedrooms, the house bathroom and a staircase ascends to bedroom four.

BEDROOM ONE 12′9″ max x 10′7″ max to fitted wardrobes

Generously sized, this light and airy main bedroom boasts ample space for bedroom items and boasts fitted wardrobes. The room is elegantly decorated, has a front facing window with views over the front garden and pleasant street scene beyond. A door leads to the landing.

BEDROOM TWO 12′6″ max x 10′9″ max to fitted wardrobes

Located to the rear of the house with a window overlooking the garden below is this well proportioned double bedroom which also benefits from fitted wardrobes and has plenty of room for bedroom furniture. The room is nicely decorated and a door leads to the landing.

BEDROOM THREE 8′11″ max x 6′9″ max

Positioned to the side of the property this bright small double bedroom has a large built in storage cupboard and has space for bedroom furniture. A door leads to the landing.

BEDROOM FOUR 21'3" max x 11'4" max

Neatly tucked in the eaves, this impressive second floor bedroom offers space for a range of bedroom furniture and is flooded with natural light courtesy of the two Velux windows. A door which opens to the staircase which descends to the first floor landing.

BATHROOM

This good size house bathroom is fitted with a bath with shower over and glass screen, a pedestal hand wash basin and a low level WC. White tiles adorn the walls and attractive vinyl flooring runs underfoot. A chrome heated towel rail and a fitted storage cupboard completes the room. Two obscure windows allow plenty of natural light to enter and a door leads to the landing.

REAR GARDEN

To the rear of the property is a South East facing garden which has an expansive decked entertaining area ideal for outdoor dining and relaxing, which descends via steps to a substantial lawned garden. Offering an abundance of space for children to play, gardening enthusiasts, or simply enjoying the outdoors, the garden provides a wonderful extension of the living accommodation.

EXTERNAL FRONT AND DRIVEWAY

Accessed through double wrought iron gates is a generous driveway providing off-road parking for multiple vehicles and a well maintained lawn with low stone wall to the side. An outdoor porch provides space for storage.

***MATERIAL INFORMATION**

TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 years
Start date - 25th March 1933
Years remaining - 906

ADDITIONAL COSTS:
Ground rent - £3.77 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Stone

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations 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.

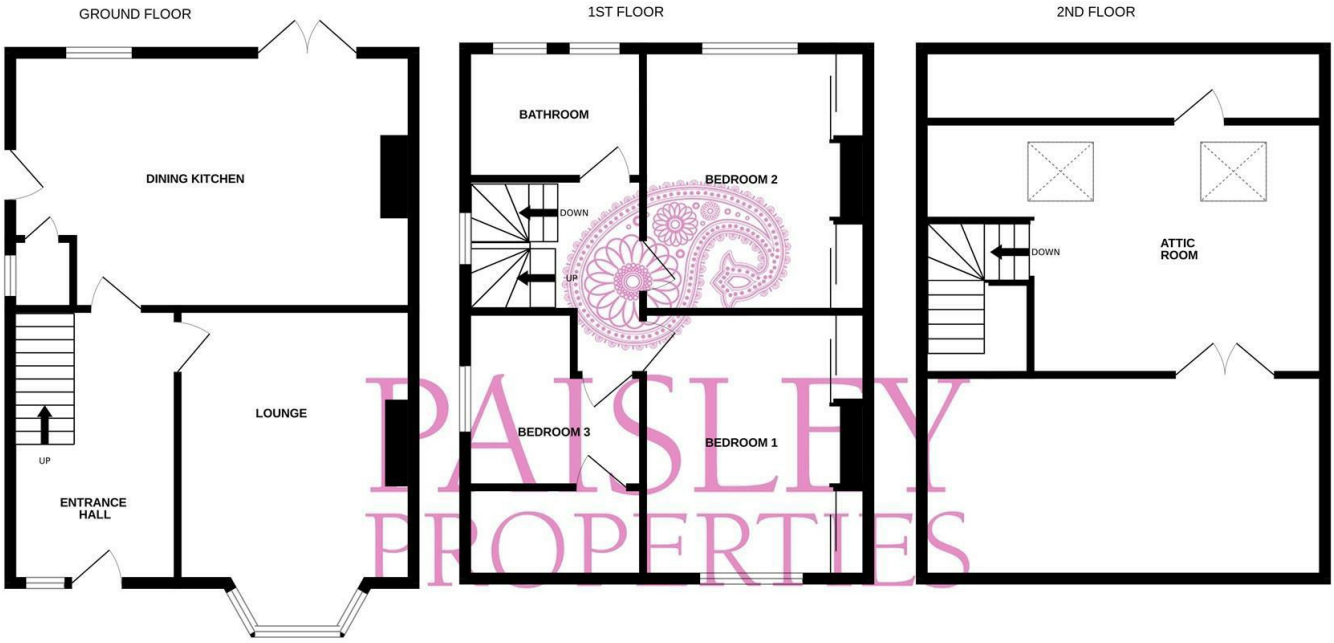
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.



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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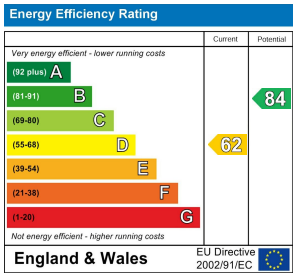

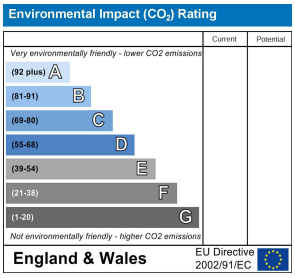

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