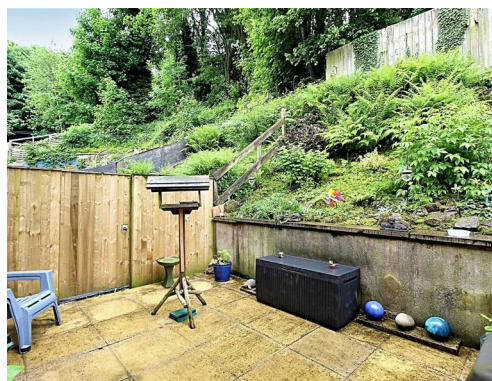


45 Bankwell Road,  
Milnsbridge HD3 4LZ

OFFERS AROUND  
£160,000



WELL PRESENTED THROUGHOUT, THIS THREE BEDROOM TOWNHOUSE BOASTS SPACIOUS LIVING ACCOMMODATION, ENCLOSED PATIO GARDEN, GENEROUS SIZE INTEGRAL GARAGE AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C.

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY**

You enter the property through a part glazed uPVC door with side window into this welcoming entrance hallway which has plenty of space to remove / store coats and shoes. A door leads to the rear store/utility space and a staircase ascends to the first floor.

### **STORE/UTILITY SPACE 6'6" x 6'3" max**

This handy space allows for extra storage or would make a great utility, with space for a tumble dryer or extra fridge/ freezer. An opening leads through to the garage.

### **GARAGE 24'3" x 9'4"**

The garage is extremely spacious and has power, light and an electric door.

### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing and a door leads through to the lounge.

### **LOUNGE 13'8" x 12'9" max**

Spanning the front of the property, this neutrally decorated living room has two sets of windows allowing natural light to flood the room. There is ample space for freestanding living room furniture, a wall hung gas fire, a door leads to the dining kitchen, back through to the landing and stairs with a timber balustrade ascend to the second floor landing.



### **DINING KITCHEN 15'5" x 10'2" max**

The kitchen is positioned at the rear of the property with pleasant views over the garden and is fitted with a range of timber effect wall and base units, contrasting roll top work surfaces, tiled splash backs and a stainless steel circular sink and drainer with mixer tap over. There is space for a freestanding gas oven with extractor fan over, fridge freezer and plumbing for a dishwasher and a washing machine. To the right side of the room is space for a dining table and chairs. Vinyl click flooring completes the room, an external glazed door opens to the patio and a door leads back through to the lounge.

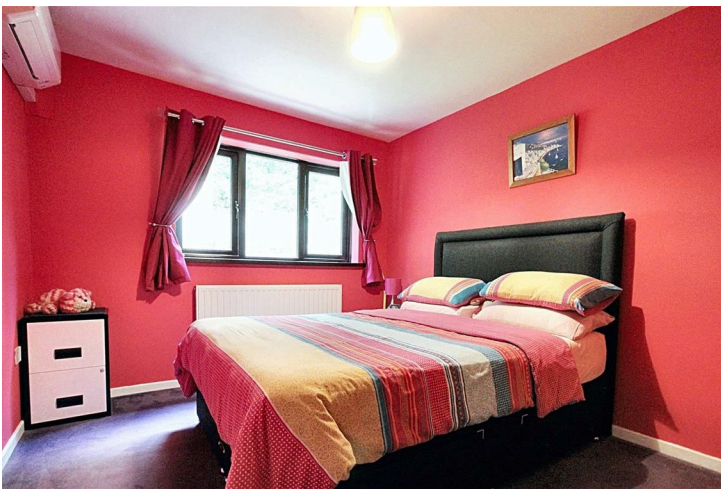


## SECOND FLOOR LANDING

An open staircase ascends from the lounge to the second floor landing and doors open to three good size bedrooms and the house bathroom.

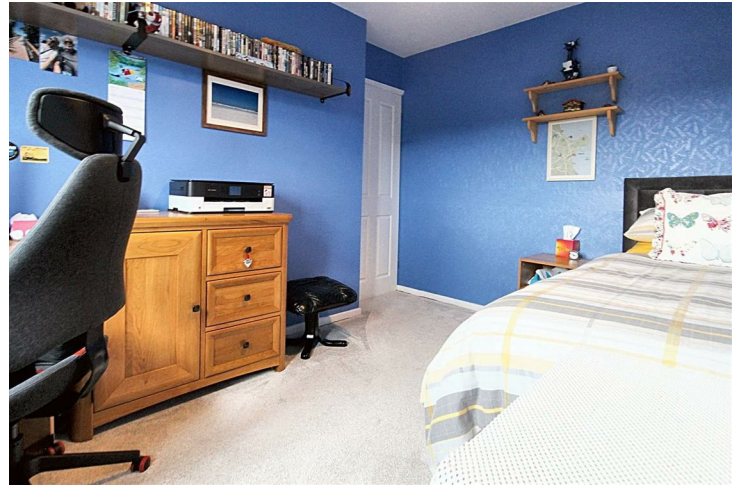
## BEDROOM ONE 11'10" x 9'8" max

This generous size double bedroom is located to the rear of the property with views over the garden and has ample space for bedroom furniture, an air conditioning unit and a door leads to the landing.



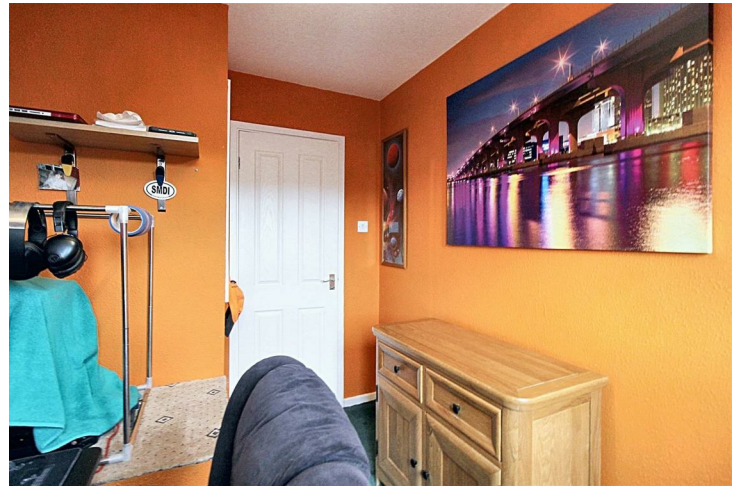
## BEDROOM TWO 12'1" x 9'7" max

Situated to the front of the property with lovely rooftop and far reaching views beyond is another double bedroom with space for freestanding furniture and a door leads to the landing.



**BEDROOM THREE 8'11" x 6'10" max**

Currently used as an office, this good size single bedroom has space for freestanding furniture and a handy bulk head storage cupboard. A door leads to the landing.



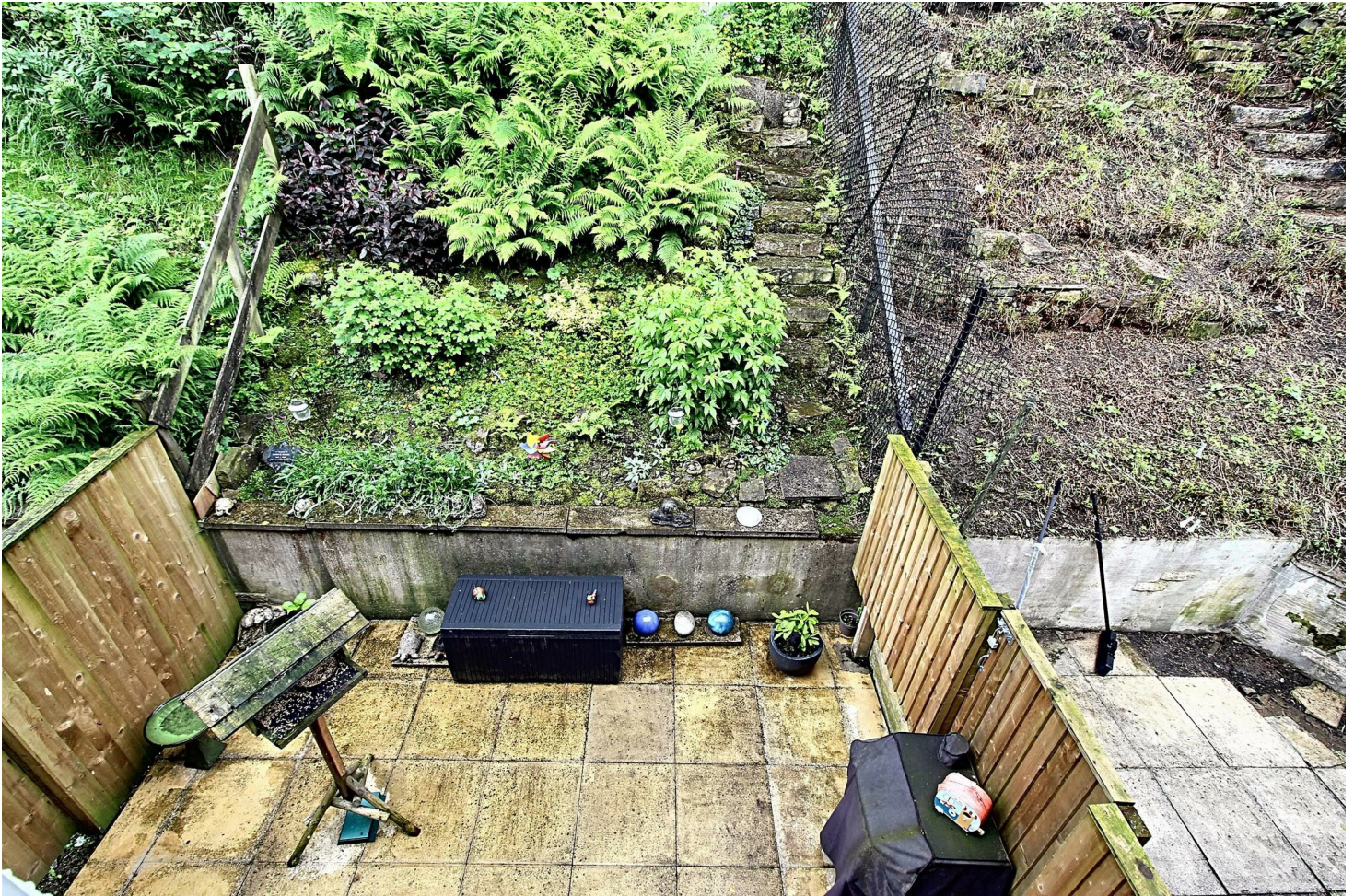
**BATHROOM 6'7" x 5'10" max**

Comprising of a three piece white suite including a bath with shower over, pedestal hand wash basin and low level W.C. This bright room is fully tiled with complimentary vinyl flooring underfoot, a rear obscure window and a door leads to the landing.



## REAR GARDEN

This well maintained garden can be accessed through the dining kitchen. There is a fence enclosed patio area ideal for entertaining and outdoor dining and a banking with well established shrubs and bushes.



## EXTERNAL FRONT AND DRIVEWAY

To the front of the property there is a driveway which sits in front of an integral garage and a patio area with space for pots/planters.



## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: Kirklees, B

PROPERTY CONSTRUCTION: stone

PARKING: Garage & driveway

UTILITIES:

\*Water supply & Sewerage - Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Gas

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **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**

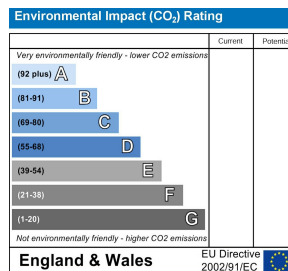
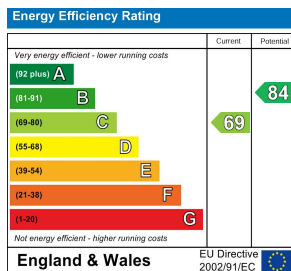
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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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