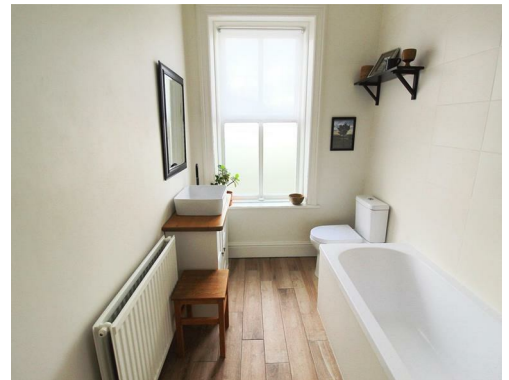


28 Wormald Street,
Almondbury HD5 8NQ

OFFERS AROUND
£250,000



LOVINGLY RENOVATED THROUGHOUT BY THE CURRENT OWNERS AND IMMACULATLY PRESENTED IS THIS DECEPTIVELY SPACIOUS FOUR BEDROOM TERRACED FAMILY HOME WHICH BOASTS A MIX OF CHARACTER AND STYLISH LIVING ACCOMMODATION, REAR GARDEN AND CLOSE TO THE AMENITIES OF ALMONDBURY VILLAGE.

LEASEHOLD 999 YEARS - EXPIRING 2943 - CHARGES £1.80 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING E

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a timber part glazed door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. With ample room for the storing of shoes and coats, space for freestanding furniture, original wooden floorboards with deep skirting, lovely high ceilings, original cornicing and doorways lead to the living room, dining kitchen and an external side door which opens to the side of the property.



LIVING ROOM 14'11" x 14'0" apx

This spacious reception room is beautifully presented with high ceilings, picture rails and has a decorative cast iron fireplace with original surround and tiled hearth, a great amount of space to accommodate free standing furniture and alcoves to either side of the chimney breast. A large sash window gives a view of the front garden and a door leads through to the entrance hallway.





DINING KITCHEN 21'5" x 20'4" max

This attractive open plan dining kitchen really is the heart of the home, boasting views over the rear garden. The kitchen itself is raised and fitted with a range of white wall and base units, contrasting work surfaces and a double stainless steel sink with mixer tap over. Integrated appliances include a dishwasher, washing machine and electric oven with four ring gas hob. A large complimentary storage island provides additional space to entertain and dine and tile flooring completes the kitchen area, to the left side of the kitchen is space for a dining table and chairs with high ceilings, picture rails, inset fireplace, fitted storage cupboards and original floorboards underfoot. Natural light floods through the patio doors making the space feel very bright and welcoming. Patio doors lead out to the garden and a door leads back through to the entrance hallway.

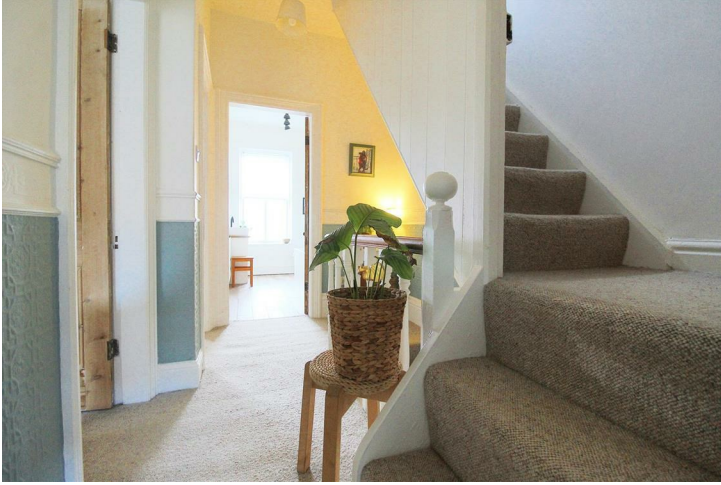


CELLAR 14'11" x 9'1" apx

This good sized cellar is great for additional storage has inset shelving and stairs ascend to the entrance hallway.

FIRST FLOOR LANDING

From the entrance hallway stairs with timber balustrades ascend to the beautifully presented first floor landing which has space for freestanding furniture and doors lead to three bedrooms, family bathroom and a door to the staircase for bedroom one.



BEDROOM ONE 20'5" x 18'8" apx

This fabulous attic bedroom spans the full width of the property with laminate flooring underfoot, ample space for free standing furniture, storage into the eaves, two windows allowing natural light to flood through the room and give pleasant rooftop views. A staircase descends to the first floor landing.



BEDROOM TWO 15'0" x 11'9" apx

Positioned at the front of the property and being an excellent sized double bedroom with two sets of floor to ceiling wardrobes with storage cupboards, ample room for freestanding furniture, an original wrought iron fireplace, a large sash window gives a view of the street scene below and a doorway leads to the first floor landing.



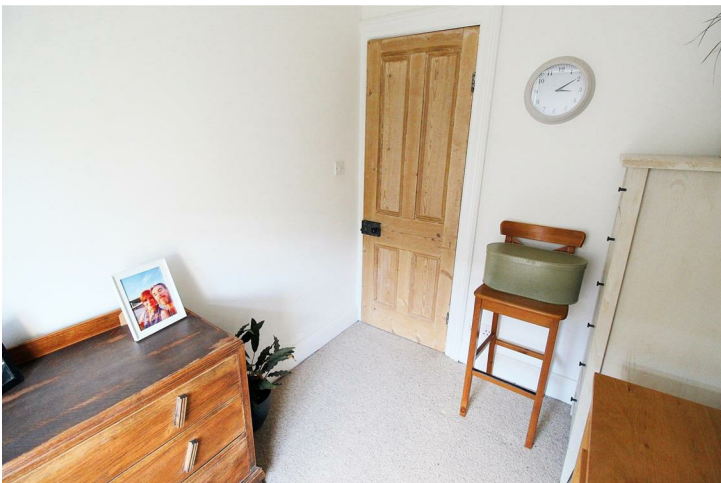
BEDROOM THREE 14'11" x 14'0" apx

This generous sized double bedroom positioned to the rear of the house with views over the rear garden has ample space for freestanding furniture and again features an original cast iron fireplace. A door leads to the first floor landing.



BEDROOM FOUR 8'0" x 6'6" apx

This small double bedroom is currently used as a dressing room but could also be used as a home office if desired. The room has space for freestanding furniture and is positioned at the front of the property overlooking the street scene below and a door leads to the first floor landing.



HOUSE BATHROOM 10'9" x 5'11" apx

This stylish bathroom is fitted with a three piece white suite, including a bath with black waterfall shower and handheld attachment over, porcelain vanity hand wash basin with black mixer tap over and a low level W.C. The room is partially tiled, tiled flooring, a large obscure window, floor to ceiling integrated storage cupboard which is ideal for storing towels/bed linen and a door leads to the first floor landing.



REAR GARDEN

Accessed through the rear patio doors is this wonderful low maintenance pebbled and patio garden ideal for outdoor dining and entertaining and with space for garden furniture, pots and planters.





EXTERNAL FRONT

To the front of the property is a well maintained patio area with colourful flower beds. This space is ideal for sitting out and for decorative pots/plants.

To the side there is a shared ginnel which gives access to the rear garden.





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.

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

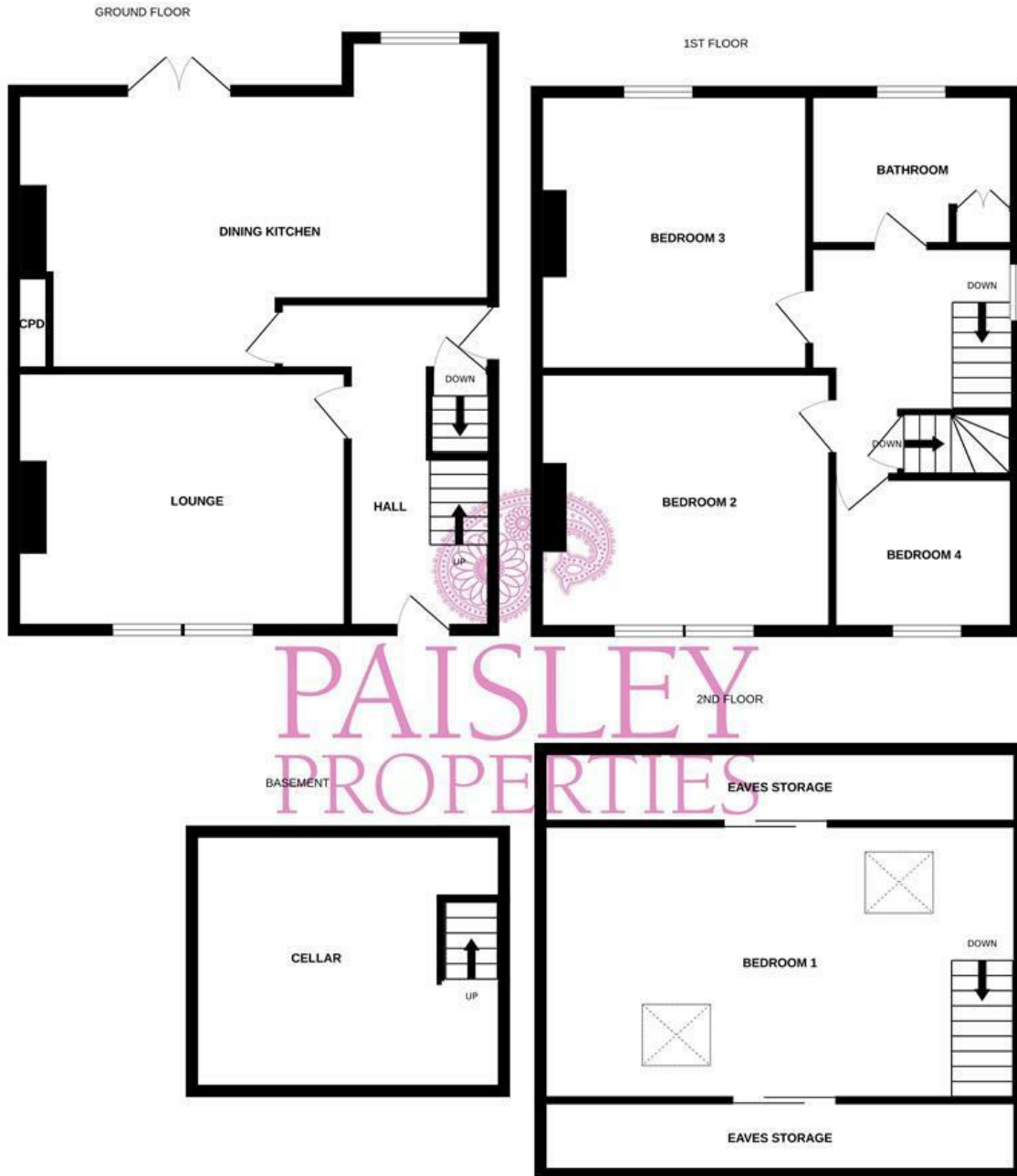
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

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.

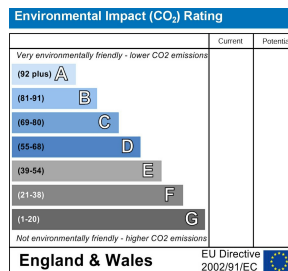
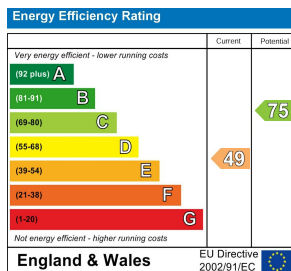
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



PAISLEY 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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