

24 Rosemeade Court,
Almondbury HD5 8FA

OFFERS AROUND
£290,000



IMMACULATELY PRESENTED AND OFFERING SPACIOUS LIVING ACCOMMODATION THROUGHOUT IS THIS FOUR BEDROOM SEMI DETACHED FAMILY HOME SET OVER THREE FLOORS AND BOASTING A STUNNING OPEN PLAN LIVING DINING KITCHEN, BEAUTIFUL REAR GARDEN WITH AMAZING FAR REACHING VIEWS AND PARKING FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING B.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 19'2" x 6'1" max

You enter the property through a composite part glazed door into a welcoming entrance hallway with laminate flooring underfoot and offering plenty of space for removing outdoor clothing. Room to accommodate free standing furniture and doors lead through to the lounge/family room and bedroom one with en suite. A staircase with timber balustrade ascends to the first floor landing and descends to the lower hallway.



FAMILY ROOM/LOUNGE 12'10" x 8'1" apx

This versatile room is currently used as a lounge but could be used as a playroom, hobby room or office if required.



BEDROOM ONE 14'7" x 10'0" apx

Positioned at the rear of the property with views over the garden and stunning far reaching views beyond is this beautifully presented double bedroom with space for freestanding bedroom furniture, doors lead through to the en suite shower room and onto the first floor landing.



EN SUITE SHOWER ROOM 8'0" x 4'9" apx

This attractive en suite is partially tiled and fitted with a double cubicle with waterfall shower and glass screen, low level W.C, vanity hand wash basin with mixer tap over, chrome heated towel radiator, complimentary tile flooring underfoot and a door leads through to bedroom one.

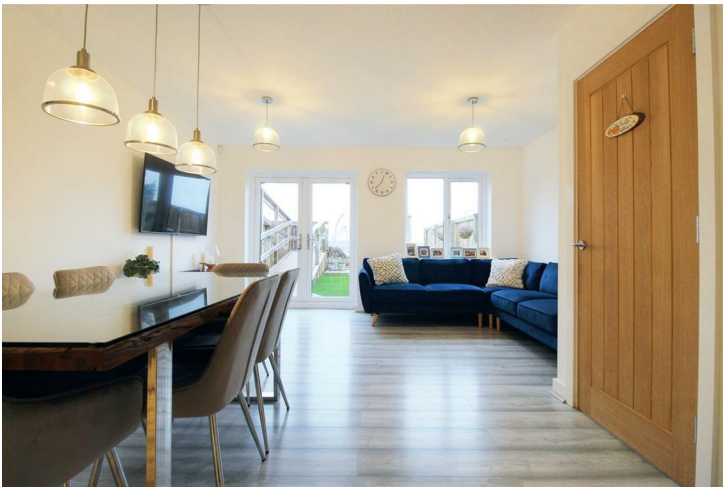


LOWER FLOOR HALLWAY

Stairs with a timber balustrade descend to the lower hallway and doors lead through to a W.C and through to the living dining kitchen.

OPEN PLAN LIVING DINING KITCHEN 28'2" x 14'7" max

This stunning room really is the heart of the home, making it ideal for modern family life. The kitchen area is fitted with a range of cream wall and base units, complimentary work tops and a stainless steel sink with mixer tap over. Integrated appliances include an electric double oven, four ring induction hob with double extractor over, fridge freezer, plumbing for a washing machine and dishwasher. There is plenty of room for a family dining table and chairs and a great size living area with ample space for living room furniture. French doors flood the room with natural light and is the ideal place to take in the views across the beautifully maintained garden and far reaching views beyond. Laminate click flooring flows through the space, spotlights and stylish downlighting complete the room. Doors lead through to an understairs storage cupboard ideal for household items and through to the lower hallway.



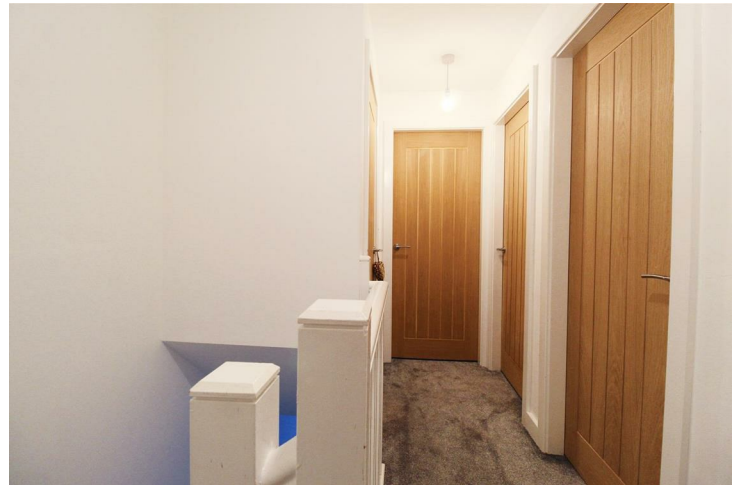


DISABLED ACCESS W.C 6'5" x 4'9" apx

Accessed off the living dining kitchen is this spacious ground floor W.C with hand rails, a white low level W.C, vanity hand wash basin with mixer tap over and tile flooring underfoot.

FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the entrance hallway to the first floor landing and doors lead through to three bedrooms and the house bathroom. A ceiling hatch provides access to the loft space.



BEDROOM TWO 14'7" x 8'10" apx

Beautifully decorated and positioned to the rear of the property with lovely views is another good size double bedroom with space for freestanding furniture and a door leads onto the landing.



BEDROOM THREE 11'4" x 8'1" apx

A bright double bedroom positioned to the front of the property with a view of the street scene below, space for freestanding furniture and a door leads onto the landing.



BEDROOM FOUR/STUDY 9'2" x 6'2" apx

Neutrally decorated and positioned at the front of the property is this single bedroom which would make a lovely dressing room or study if desired. A door leads onto the landing.



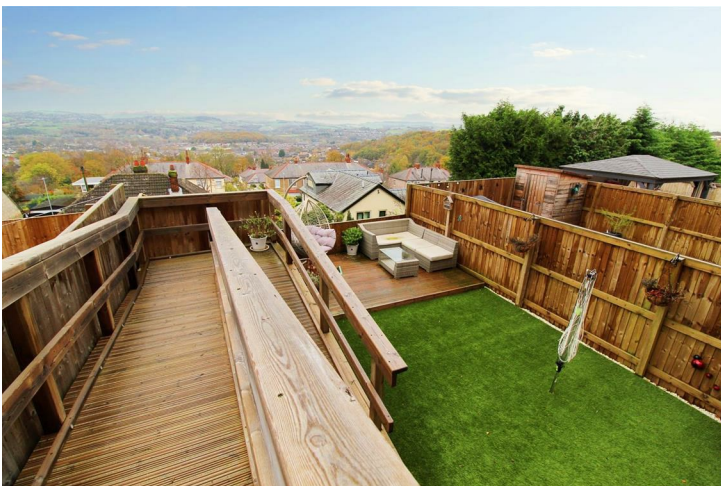
HOUSE BATHROOM 8'0" x 5'7" apx

This modern bathroom is partially tiled and comprises of a bath with shower over and glass screen, vanity hand wash basin with mixer tap over, low level W.C and chrome heated towel rail. There is complimentary tile flooring underfoot and a side obscure window. A door leads onto the landing.



REAR GARDEN

Accessed from a timber gate at the front of the property by means of a decked ramp ideal for wheelchair users and through french doors from the living dining kitchen is this is astro turf lawn area with decking. Ideal for outdoor dining with amazing far reaching views and with space for garden furniture.





EXTERNAL FRONT AND PARKING

To the front of the property is a driveway with space for two vehicles, raised flower beds, space for pots/planters and a timber gate leading to the rear.



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.

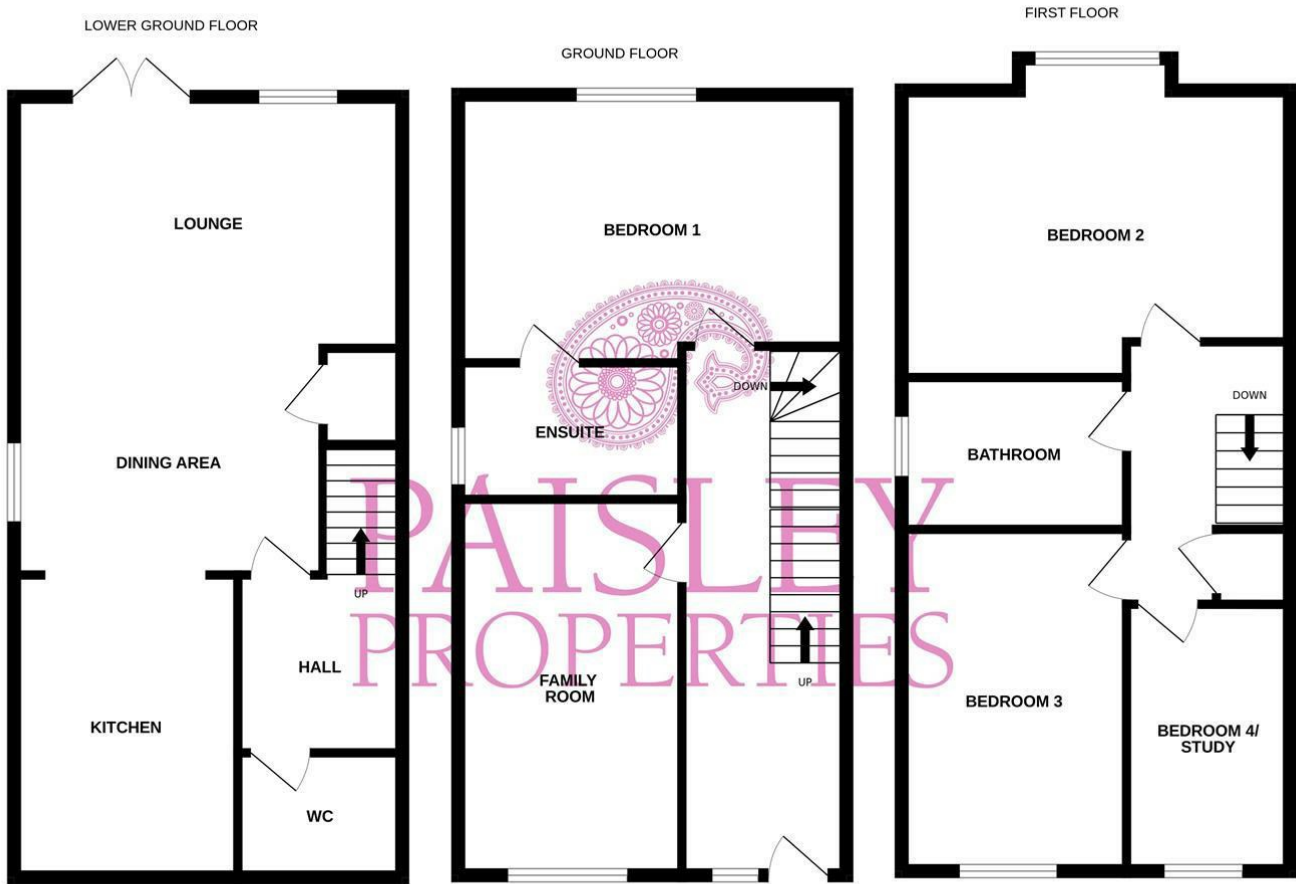
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

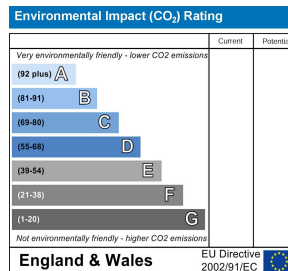
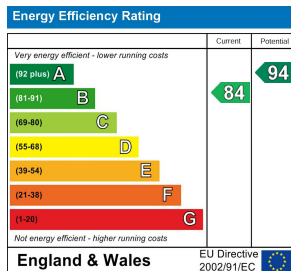
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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