

69 Benomley Crescent,
Almondbury HD5 8LT

OFFERS AROUND
£210,000



**** NO VENDOR CHAIN **** BURSTING WITH POTENTIAL AND POSITIONED IN A SOUGHT AFTER LOCATION IS THIS THREE BEDROOM SEMI DETACHED FAMILY HOME WITH SPACIOUS LIVING ACCOMMODATION, GARDENS TO FRONT AND REAR AND DRIVEWAY FOR MULTIPLE VEHICLES.

TENURE LEASEHOLD, GROUND RENT £2.50PA - 999 YEARS STARTING 25TH MARCH 1937 / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc part glazed door into this welcoming entrance hallway with a side window and doors lead to the lounge, dining room, kitchen, storage pantry ideal for household items and a staircase ascends to the first floor landing.



LOUNGE 12'10" x 11'9" max

This light and airy lounge offers ample space for living room furniture and is decorated in soft neutral tones. There is a decorative fireplace and hearth housing an electric fire creating a lovely focal point to the room. A large bay style window overlooks the front garden and a door leads through to the entrance hallway.



KITCHEN 7'6" x 6'9" max

The kitchen has a range of cream wall and base units with metro tile splash backs, contrasting roll top work surfaces and a stainless steel sink and drainer with mixer tap over. There is a built in electric oven, four ring gas hob, space for an undercounter fridge and plumbing for a washing machine. A side facing window provides views over the driveway, tile flooring underfoot completes the look, a doorway leads back through to the entrance hallway and external door opens to the rear garden.



DINING ROOM 15'1" x 10'7" max

Located to the rear of the property and with patio doors opening out to the garden is this good size dining room which has an inset electric fire with marble surround, plenty of scope for dining room furniture, characterful archway with under-stairs storage, timber flooring underfoot and a door leads through to the entrance hallway.



STORAGE CUPBOARD / PANTRY 3'2" x 3'1" max

This handy storage pantry has space for a freezer, other household items, built in shelving and an obscure side facing window.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing with loft hatch and doors lead through to the three bedrooms and the house bathroom.

BEDROOM ONE 12'10" x 12'1" max

This generous double bedroom is situated at the front of the property enjoying views of the front garden and street scene beyond. The room has plenty of space to accommodate freestanding furniture and a door leads through to the landing.



BEDROOM TWO 12'6" x 8'10" max

Located to the rear of the property is this good sized double bedroom with space for freestanding bedroom furniture. A rear facing window provides pleasant views over the rear garden, rooftops beyond and a door leads through to the landing.



BEDROOM THREE 8'11" x 5'11" max

Located at the side of the property is this bright single bedroom with room for freestanding furniture which could also be used as a home office if desired. A door leads through to the landing.



BATHROOM 8'9" x 6'2" max

The family bathroom is fully tiled and fitted with a white three piece suite, including a bath with shower over, pedestal hand wash basin and low flush W.C. The room has a floor to ceiling storage cupboard ideal for storing towels and toiletries, complimentary tile flooring underfoot and a door leads through to the landing.



REAR GARDEN

The rear garden is enclosed by hedges and can be accessed from the driveway, dining room and kitchen. There are two patio areas and a pebbled garden which offer entertaining space for Al fresco dining with ample room for garden furniture. Colourful rockery plants, shrubs, established flowerbeds and bushes surround the spaces.



EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a low maintenance pebbled garden with low level wall, hedges and a driveway with parking for multiple vehicles leads down the side of the property to the rear garden where there is hard standing for a garage if required.



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.

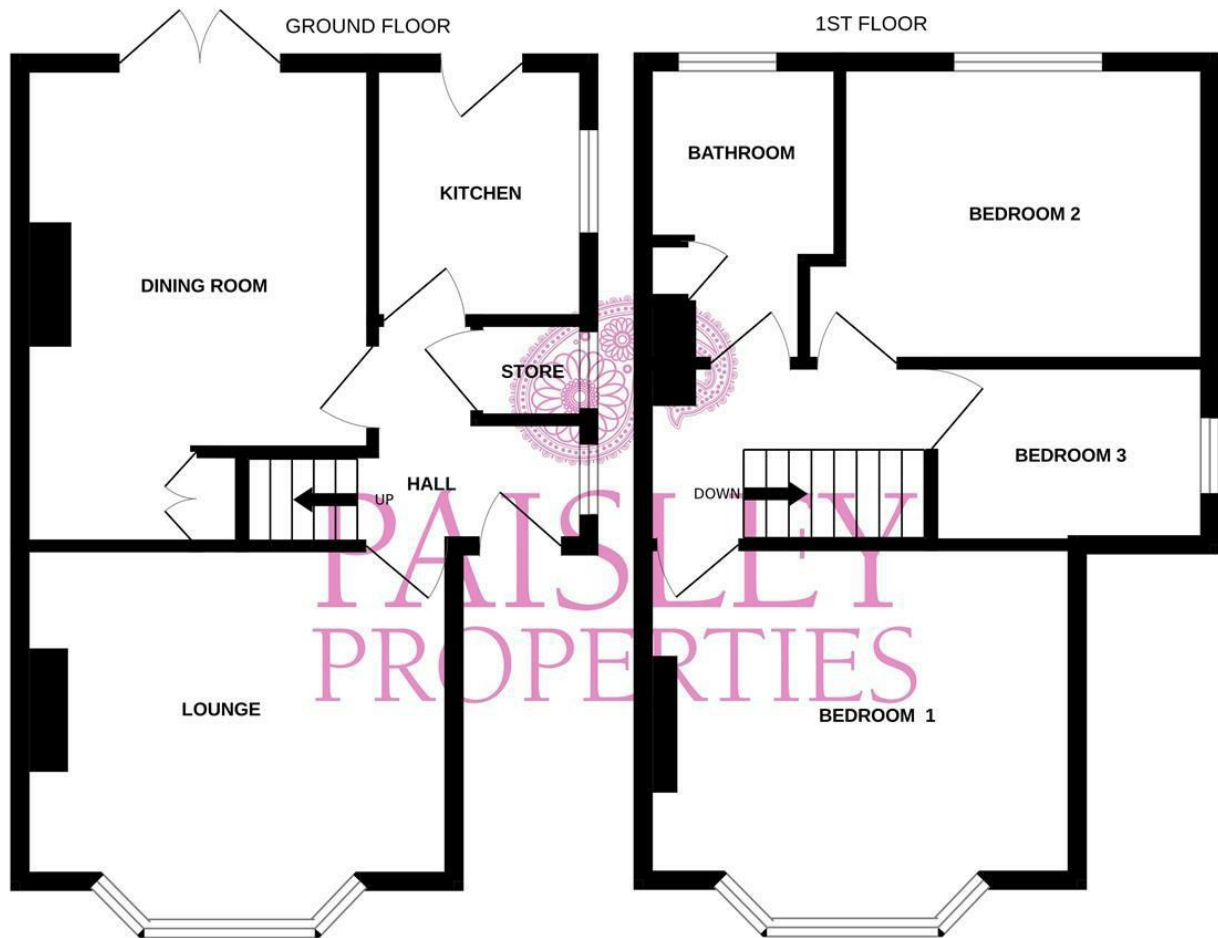
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

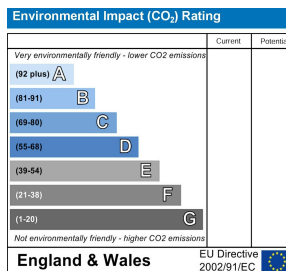
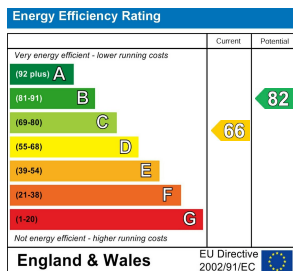
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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