15 Kaye Lane,
Almondbury HD5 8XP

OFFERS AROUND
£295,000















OCCUPYING A GENEROUS PLOT AND LOVED FOR MANY YEARS, THIS DETACHED TWO BEDROOM TRUE BUNGALOW BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION THROUGHOUT, BEAUTIFULLY MAINTAINED GARDENS, FANTASTIC FAR REACHING VIEWS, DOUBLE TANDEM GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING E

PAISLEY
PROPERTIES

ENTRANCE HALLWAY





You enter the property through a Upvc door into a welcoming entrance hallway, there is space to remove outdoor clothing, fitted shelving and doors lead through to the living room, dining kitchen, bedroom and bathroom. A hatch gives access to the loft space.

LIVING ROOM 15'6" max x 12'4" max





This generous size reception room has a lovely bay style window with a patio door flooding the room with natural light and offering pleasant views over the rear garden. The room has ample space for freestanding living room furniture and a gas fire. Doors lead through to a bedroom and back through to the hallway.

DINING KITCHEN 17'5" max x 10'3" max





Positioned to the rear of the property, this extended dining kitchen is fitted with a range of wall and base units, complementary work surfaces with tile upstands and a stainless steel sink and drainer with mixer tap over. There is space for an electric oven, a fridge freezer, plumbing for a washing machine and a floor to ceiling storage cupboard. The room has space for a dining table and chairs. A window gives a pleasant view of the rear garden and two landscape obscure windows allow light to flow through the space. An external door opens to the garden and a door leads back to the hallway.



BEDROOM ONE 13'10" max x 9'11" max




Having been used as a formal dining room, this impressive size double bedroom has two windows overlooking the front garden and ample space for bedroom furniture. Doors lead through to the dressing room/home office and back through to the hallway.

DRESSING ROOM/HOME OFFICE 10'0" max x 9'11" max




This versatile room could be used for an array of purposes, a dressing room, home office, hobby room, occasional bedroom or could be converted into a fantastic ensuite bathroom if required. A window overlooks the front garden and a door leads through to bedroom one.

BEDROOM TWO 11'10" max x 10'0" max




Located at the rear of the property with garden views is this well appointed double bedroom which benefits from a bank of fitted wardrobes, drawers and storage. There is space for bedroom furniture and a door leads through to the living room.

BATHROOM 10'2" max x 7'0" max




A light and airy bathroom with dual obscure windows which comprises of a white suite, having a bath with shower attachment over, pedestal hand wash basin and a low level W.C. There is a floor to ceiling storage cupboard which houses the water cylinder and a door leads to the hallway.

REAR GARDEN





The rear garden is a particularly attractive feature of the home, enjoying a delightful open aspect as it backs directly onto allotments and takes full advantage of far-reaching views beyond. Beautifully maintained, the garden offers a generous level lawn bordered by well-stocked flower beds, mature shrubs and established planting, creating a colourful and private setting to relax and entertain. A paved pathway leads through the garden to the garage.





VIEWS





GARAGE 22′8″ max x 11′3″ max



Accessed via an up and over door and from the rear garden is this double tandem garage which has stone flooring underfoot, power, light and plumbing. Ideal for vehicles or it could lend itself to storage, a work shop, outdoor office, gym or a games room.





EXTERNAL FRONT AND DRIVEWAY





To the front of the property is a generous size driveway having a storage area to the side of the bungalow and with parking for multiple vehicles.

The front garden is lovingly maintained and has a lawn surrounded with planted borders and space for a vegetable patch. Timber gates lead through to the rear garden.





***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Tandem Garage / Driveway

RIGHTS AND RESTRICTIONS:
None known

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There are no known structural defects 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

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.

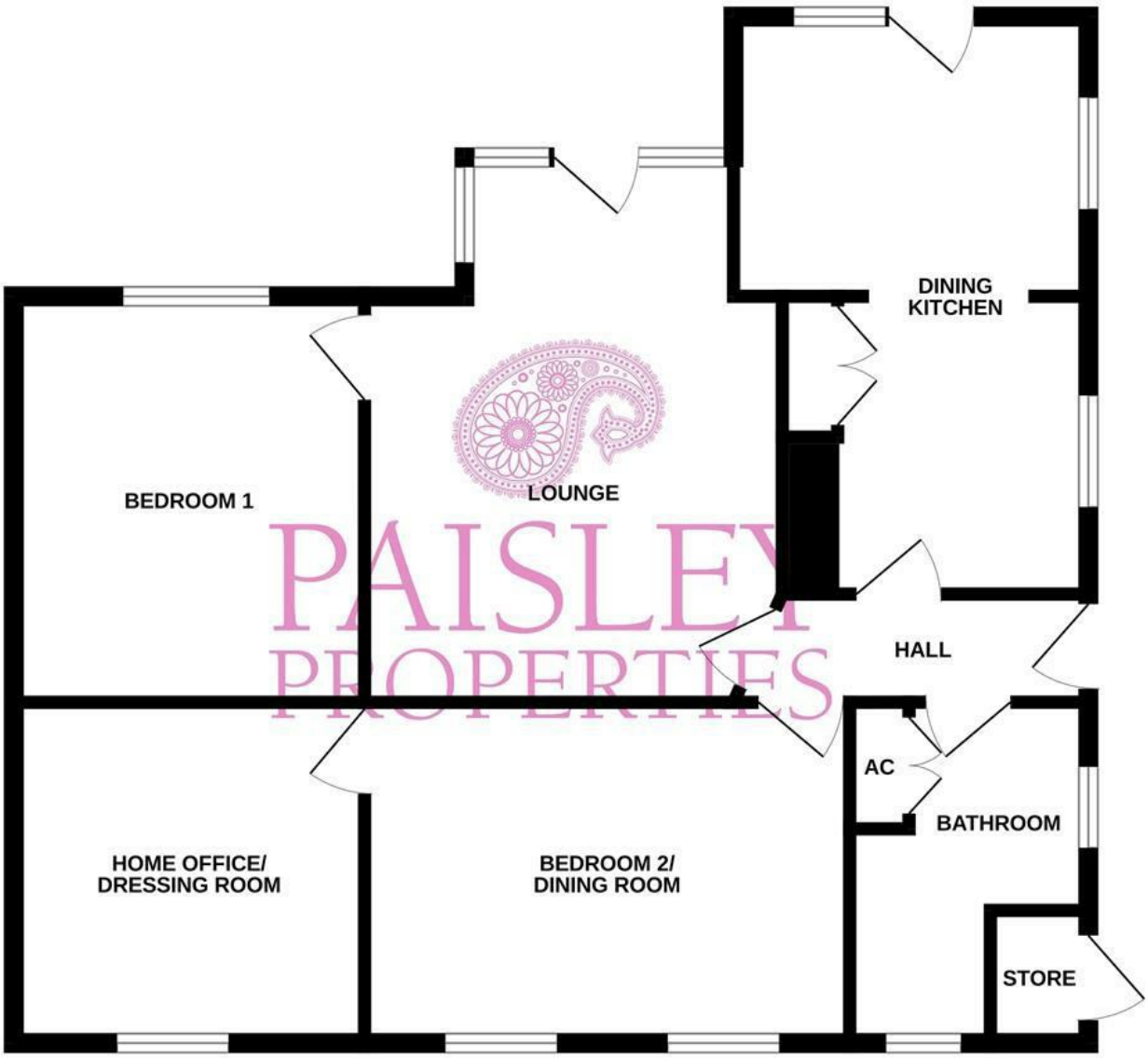
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.



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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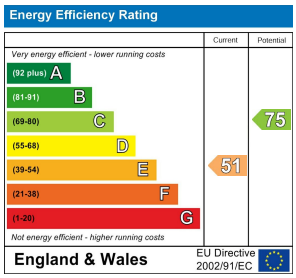

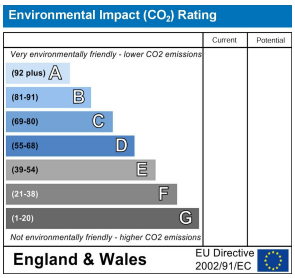

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