

25 Sharp Royd,
Almondbury HD5 8SW

OFFERS AROUND
£180,000



IMMACULATELY PRESENTED, THIS TWO BEDROOM SEMI DETACHED PROPERTY HAS BEEN MODERNISED TO A HIGH STANDARD THROUGHOUT AND BOASTS SPACIOUS LIVING ACCOMMODATION, GENEROUS SIZE GARDEN, OUTBUILDING AND A BLOCK PAVED DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E / NON STANDARD CONSTRUCTION.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door into a welcoming entrance hallway which has laminate flooring underfoot, understairs storage and doorways lead to the lounge, dining kitchen and a staircase with timber balustrade ascends to the first floor landing.



LOUNGE 12'7" x 11'8" max

This beautifully presented reception room has a good amount of space to accommodate free standing furniture, a large window allows light to flood the space and gives a view over the driveway. Spotlighting to the ceiling and laminate flooring underfoot completes the room and double doors open to the dining kitchen.



DINING KITCHEN 18'11" x 9'10" max

Spanning the rear of the property is this stylish dining kitchen which is fitted with a range of pale grey gloss wall and base units with undercounter lighting, complimentary roll top work surfaces with tile splashbacks and a porcelain sink and drainer with mixer tap over. The kitchen benefits from integrated appliances comprising of an electric oven and four ring gas hob with extractor fan above, dishwasher and washing machine. There is space for a freestanding fridge freezer and for a dining table and chairs if desired. Tile flooring gives a practical solution underfoot, two large window allows natural light to flood the space, gives a pleasant view over the rear garden and doors lead to a shelved storage area, entrance hallway, back through to the lounge and an external door leads out to the side of the property.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to a bright landing which has a side aspect window and doors lead through to two good size bedrooms and the house shower room. A hatch provides access to the loft.

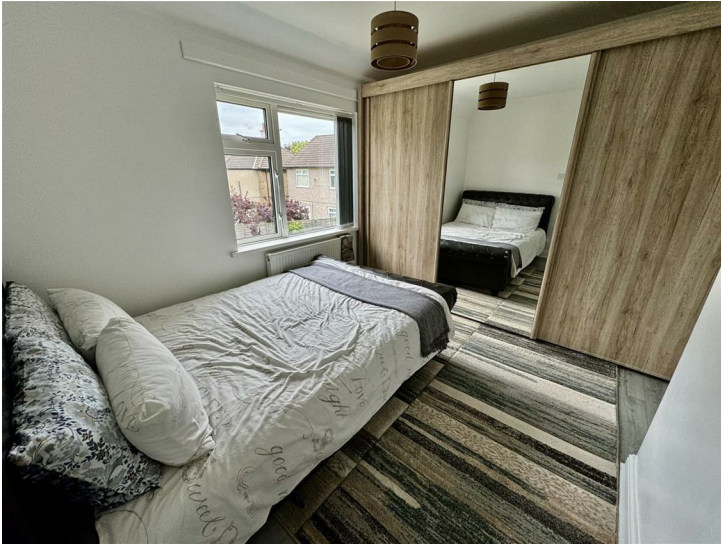
BEDROOM ONE 15'10" x 10'4" max

Located at the front of the property is this generous sized and neutrally decorated double bedroom with two windows giving an elevated view of the street scene below. The room has an inset storage area, ample room for freestanding furniture, laminate flooring underfoot and a door leads to the landing.



BEDROOM TWO 11'10" x 10'1" max

Another spacious double bedroom positioned at the rear of the property with lovely garden views. There is ample space for bedroom furniture, laminate flooring underfoot and a door leads to the landing.



SHOWER ROOM 6'7" x 5'6" max

This attractive shower room is fitted with a three-piece suite, including a double waterfall shower and glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room has a chrome heated towel radiator, is fully tiled with complimentary tile flooring underfoot and has spotlighting to the ceiling. A rear obscure window allows light to flow through and a door leads to the landing.



REAR GARDEN

Accessed through a door from the dining kitchen or through a door off the drive is this well maintained hedge and fence enclosed garden which has a patio ideal for outdoor dining and a generous size lawn which has ample space for garden furniture.



OUTBUILDING 8'11" x 6'6" max

To the side of the property is a separate outbuilding which is currently used for storage, has power and could make an ideal home office or utility if desired..

EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a lawn area with a drive leading to a decorative block paved driveway providing parking for multiple vehicles.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, A

PROPERTY CONSTRUCTION: NON STANDARD

PARKING: 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

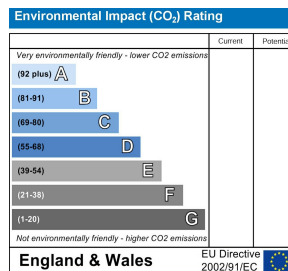
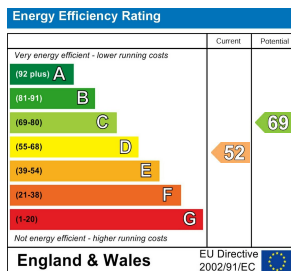
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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