

8 Edale Avenue,
Newsome HD4 6LG

OFFERS AROUND
£265,000



WELL PRESENTED AND DECEPTIVELY SPACIOUS THROUGHOUT THIS FOUR/FIVE BEDROOM SEMI DETACHED FAMILY HOME BOASTS VERSATILE LIVING ACCOMMODATION, A LANDSCAPED REAR GARDEN OPENING TO A FANTASTIC COMMUNAL FIELD, DRIVEWAY FOR MULTIPLE VEHICLES AND A DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 10'5" max x 7'1" max

You enter through a UPVC glazed door into a spacious hallway. A carpeted staircase with a timber balustrade ascends to the first floor. Doors lead through to the ground floor W.C. lounge and an understairs cupboard provides storage.



LOUNGE 13'6" apx x 13'6" apx

This impressive lounge offers ample space for living room furniture and provides a space to relax and to entertain opening to the dining area. A coal effect electric fire with a timber effect fireplace and marble hearth provides a focal point and a window gives views over the front garden and street scene beyond. A door leads through to the entrance hallway.



DINING AREA 11'3" apx x 9'9" apx

Flooded with natural light, this well presented dining area offers space for a dining table, chairs and freestanding furniture. An opening leads through to the lounge and sliding patio doors open to the garden.



KITCHEN 11'1" max x 10'4" apx

This modern kitchen is fitted with a range of oak wall and base units with under counter lighting, contrasting roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a double electric oven, four ring induction hob with extractor fan over, fridge freezer, dishwasher and plumbing for a washing machine. A large rear facing window provides a pleasant outlook over the garden, vinyl flooring flows underfoot and spotlights adorn the ceiling. An understairs cupboard provides storage for household items, a door leads through to the hallway and an external door opens to the driveway.



GROUND FLOOR W.C 6'7" apx x 2'8" apx

Accessed off the entrance hallway is a handy ground floor W.C which is partially tiled, has a low level W.C, a circular hand wash basin with mixer tap sat upon a vanity unit and a side obscure window.



FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the entrance hallway to the first floor landing which has a side facing window, a good size storage cupboard housing the boiler and space for freestanding furniture. Doors lead to three double bedrooms, the family bathroom and a staircase ascends to the second floor landing.



BEDROOM ONE 13'5" apx x 10'6" apx

Located to the front of the property and enjoying rooftop and far reaching views from its window, this neutrally decorated double bedroom has ample space for freestanding items of furniture and a bank of fitted wardrobes. A door leads to the landing.



BEDROOM TWO 10'1" max x 9'10" apx

This light and airy double bedroom is positioned at the front of the property. There is space for freestanding bedroom furniture, a sloped ceiling and a door opens to the landing.



BEDROOM THREE 10'0" max x 9'10" apx

Another well presented double bedroom located at the rear of the property with lovely views over the garden and shared field beyond. There is a fitted louvre style hanging and storage cupboard and room for bedroom furniture. A door opens to the landing.



SECOND FLOOR LANDING

A carpeted staircase with spotlighting above ascends from the first floor landing to a split landing giving access to bedroom four and the home office.

BEDROOM FOUR 9'2" max into eaves x 13'0" apx

Neatly tucked in the eaves and flooded with light through the two Velux windows and a front facing window with views over to Huddersfield is this bright double bedroom with space for freestanding furniture and stairs descend to the open split landing.



OFFICE 10'4" max into eaves x 8'7" apx

Currently used as a home office, this room could be used as an occasional bedroom or child's playroom if desired. A window provides elevated views and stairs descend to the open split landing.



BATHROOM 7'11" apx x 7'6" apx

This attractive bathroom comprises of a white suite including an inset bath with shower attachment, a vanity hand basin with mixer tap, a large corner waterfall shower with glass screen and a low flush W.C. The room is fully tiled, has a chrome towel radiator, inset mirrored shelving and complimentary laminate flooring underfoot. There is an obscure glazed window and a door leads to the landing.



REAR GARDEN

To the rear of the property there is a beautifully landscaped garden which is enclosed by timber fencing. A lovely patio adjoins the property allowing for outdoor entertaining with ample space for garden furniture which then leads to a raised artificial lawn with a paved area ideal for sitting out and for pots and planters. There is space for a timber outbuilding if desired, a timber gate opens to the rear shared field and a wrought iron gate opens to the driveway.





COMMUNAL FIELD

Accessed from the property's rear garden is a wonderful communal field which can be used by the neighbouring properties and would be great for social occasions.

The vendor informs us the charge for general upkeep is £30 per annum.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is a well maintained lawn garden with a low wall and colourful flowerbeds. A block paved driveway for multiple vehicles leads to a single detached garage which has an up and over door, power and light.

An archway with a wrought iron gate opens through to the rear garden.





***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
Shared area maintenance charge - £30 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

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
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.

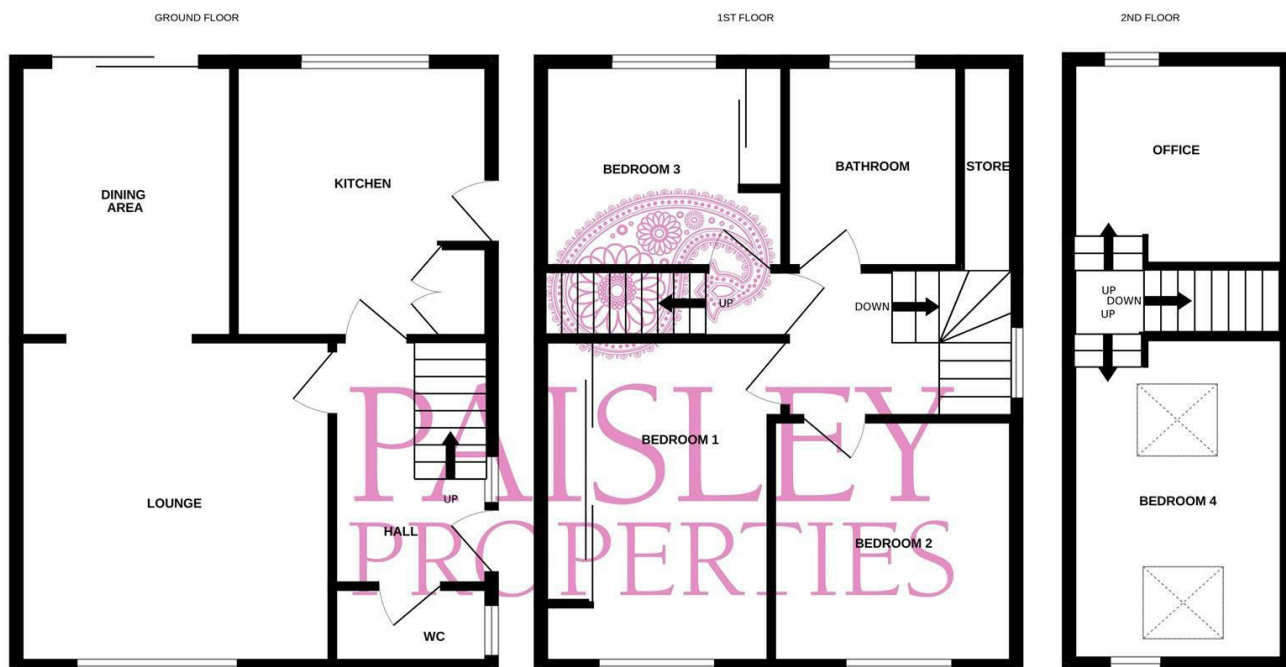
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

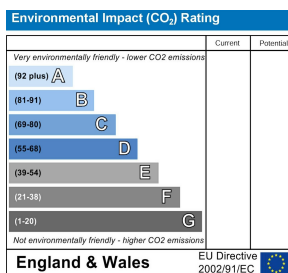
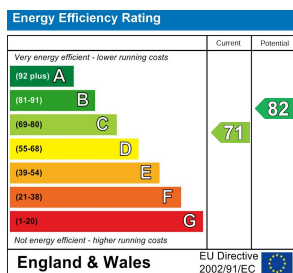
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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