

8 Sycamore Court,  
Highburton HD8 0TD

OFFERS AROUND  
£248,000



THIS IS AN IMMACULATELY PRESENTED, TWO BEDROOM SEMI DETACHED BUNGALOW WITH GARDENS, LONG DRIVEWAY AND LARGE DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: D

PAISLEY  
PROPERTIES



### **ENTRANCE HALL 9'8" max x 9'0" max**

This welcoming L shaped hallway connects all the living spaces with doors leading to the kitchen, lounge, bedrooms and shower room. There is matting to the entrance which provides the perfect place to remove outdoor shoes and a cupboard offers handy storage. A ceiling hatch provides access to the partially boarded loft space.



### **KITCHEN 11'10" max x 8'11" max**

This lovely kitchen sits to the rear of the property and is flooded with natural light and has a wonderful outlook of the garden courtesy of the rear facing window and glazed door which opens onto the patio.

Fitted with wooden wall and base units, roll top work surfaces, a one and a half bowl stainless steel sink and drainer with mixer tap and integrated fridge and freezer this room also has space to accommodate a free standing cooker, dishwasher and washing machine.

Spot lighting, vinyl flooring and a door leading to the hall complete the space.



### **LOUNGE 15'6" apx x 10'9" apx**

This spacious lounge is decorated in soft neutral tones and has an attractive marble effect feature fireplace which houses a gas fire. There is an abundance of space for a range of living room furniture and a front facing bay window looks out over the garden and cul-de-sac beyond. Glazed double doors open to the hall.



### **BEDROOM ONE 12'0" apx x 10'10" inc wardrobes**

Positioned to the rear of the property this generously sized double bedroom benefits from built in wardrobes and drawers alongside offering plenty of space for other freestanding items. A window looks out over the pretty garden and a door leads to the hall.



### **BEDROOM TWO 9'11" max x 9'1" apx**

Currently used as a separate dining room this second double bedroom is extremely versatile and has neutral décor. There is a front facing window and a door which leads to the hall.





**SHOWER ROOM 6'6" apx x 5'3" apx**

This stylish shower room comprises of a double walk in shower cubicle with mains fed shower, hand wash basin and mixer tap which sits upon a vanity unit and a concealed unit W.C. The room is fully tiled in decorative pale wall tiles, has tiled flooring, underfloor heating, a side facing obscure glazed window, spot lighting and a chrome heated towel rail. A door leads to the hall.



**GARAGE AND DRIVE 19'10" apx x 12'0" apx**

This large detached garage has an electric door, light and power. There is plenty of room to house a car, plus workspace as there is a built in work surface and room for freestanding appliances/storage units.

A long side driveway provides off road parking for multiple cars.





## REAR GARDEN

This fantastic rear garden has a good sized stone flagged patio adjoining the bungalow, perfect for outdoor dining furniture, a pathway leading to a second patio area, level lawn and well stocked flower bed borders. The garden is enclosed by boundary fencing/hedges.



## FRONT

The property sits behind a superb lawned garden with flower bed borders.

## AGENTS 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.

## **PAISLEY MORTGAGES**

Harry Mason 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 Harry, 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**

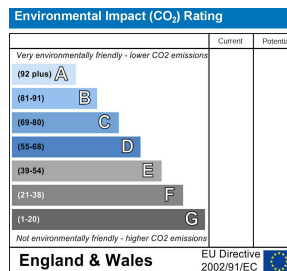
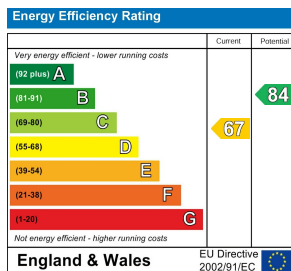
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

## **PAISLEY SURVEYORS**

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](mailto: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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