

18 Pymroyd Lane,
Milnsbridge HD4 5ST

OFFERS AROUND
£169,950



****NO CHAIN** THIS BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACE PROPERTY BOASTS SPACIOUS LIVING ACCOMMODATION, MODERN FIXTURES AND FITTINGS THROUGHOUT, ENCLOSED REAR GARDEN AND ON STREET PARKING.**

LEASEHOLD 999 YEARS - EXPIRING 01/01/2923 - CHARGES PER £1.28 PER ANNUM / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a UPVC part glazed door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. With ample room for the storing of shoes and coats, space for freestanding furniture, tile flooring underfoot, doorways lead through to the lounge, dining kitchen and stairs with a timber balustrade ascend to the first floor landing.



LIVING ROOM 15'10" x 12'7" max

This light and airy reception room is beautifully presented and has a fireplace with marble hearth housing a pebble effect electric fire, high ceilings, ceiling rose, a great amount of space to accommodate free standing furniture, alcoves to either side of the chimney breast and a large bay style window floods the room with natural light. A door leads through to the entrance hallway.



DINING KITCHEN 17'8" x 10'10" max

This stylish dining kitchen really is the heart of the home, boasting views over the rear garden. The kitchen itself is fitted with a range of pale grey wall and base units, complimentary work surfaces with metro tile splash backs and stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven with four ring gas hob and extractor fan over. There is space for a freestanding fridge freezer and plumbing for a washing machine. To the side of the kitchen is space for a dining table and chairs with laminate flooring underfoot, spotlights to the ceiling, doors lead through to the cellar head, entrance hallway and an external door opens to the rear garden.



CELLAR 8'1" x 5'11" max

This good sized cellar is accessed from the kitchen and is great for additional storage.

FIRST FLOOR LANDING

From the entrance hallway stairs with a timber balustrade ascends to the first floor landing, loft hatch and doors lead to three bedrooms and the family bathroom.

BEDROOM ONE 12'9" x 12'9" max

This generous sized double bedroom positioned to the front of the house has ample space for freestanding furniture and gives a lovely view over the park. A door leads on to the landing.



BEDROOM TWO 12'8" x 10'11" max

Another neutrally decorated, good size double bedroom to the rear of the property with space for freestanding furniture, views over the garden and rooftops beyond. A door leads onto the landing.



BEDROOM THREE 8'11" x 7'1" max

A bright single bedroom located at the front of the property which would make an ideal child's bedroom or home office if desired and a door leads on to the landing.



BATHROOM 7'9" x 6'9" max

This attractive bathroom is fitted with a white three piece suite, including a bath with shower over and glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room is partially tiled with complimentary vinyl flooring, a large obscure rear window, chrome heated towel rail, spotlights to the ceiling and a door leads on to the landing.



REAR GARDEN

This good size enclosed garden can be accessed from the dining kitchen and has a patio area ideal for outdoor dining and a lawn with space for garden furniture.





EXTERNAL FRONT

To the front of the property and accessed through a wrought iron gate is a decorative pebble area ideal for pots/planters and a low stone wall.





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.

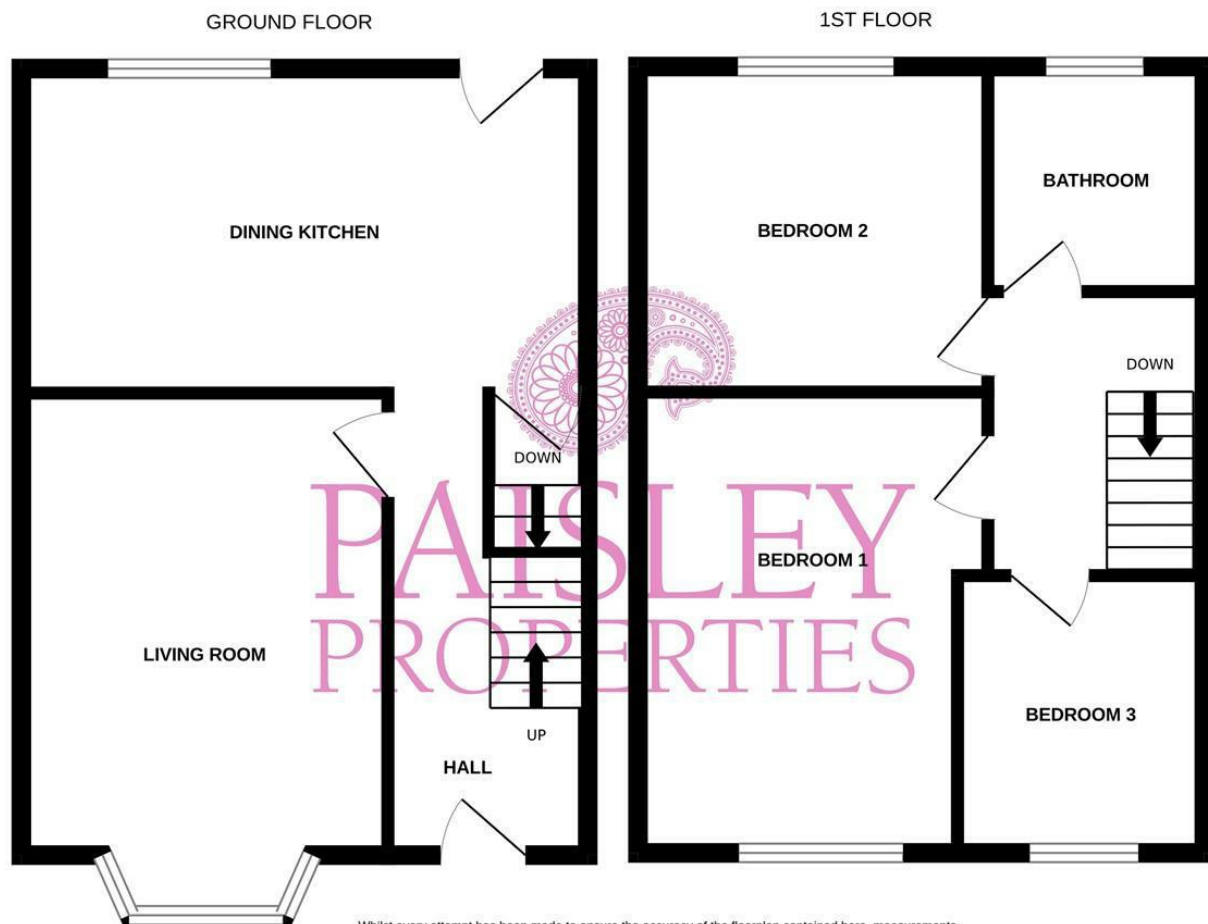
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

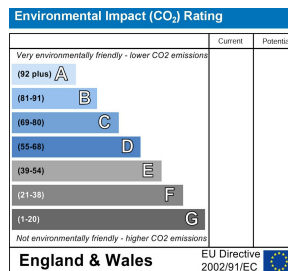
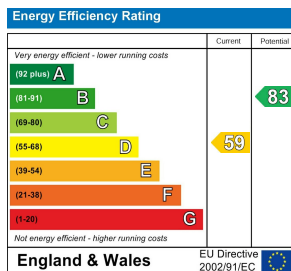
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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