48 Bankfield Avenue, Kirkheaton HD5 0JL

OFFERS AROUND
£280,000















THIS BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME BOASTS VERSATILE LIVING ACCOMMODATION THROUGHOUT, A NICELY LANDSCAPED GARDEN WITH RAISED DECKING, A GARDEN OUTBUILDING WITH POWER AND A DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD - 999 YEARS-CHARGES £7.50 PER ANNUM-EXPIRES 2961 / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY PROPERTIES

ENTRANCE HALLWAY





You enter the property through a composite door with obscure side window into this welcoming entrance hallway. There is space to remove and store outdoor clothes and shoes. Laminate flooring flows underfoot, there is understairs storage and doors lead trough to the living room, kitchen and a staircase with a timber balustrade ascends to the first floor landing.

LIVING DINING KITCHEN 21'0" max x 17'7" max





The heart of the home is the open-plan living space, creating a fantastic environment for both everyday living and entertaining, with a seamless flow between the lounge, dining and kitchen area. The fitted kitchen offers a range of dark blue wall and base units, contrasting worktops and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, four ring electric hob and a wine cooler. A breakfast bar provides a space for informal dining. The dining and living areas have ample space for freestanding furniture and an inset electric coal effect fire sat in a media unit gives a lovely focal point to the room. Doors lead to the entrance hallway and double doors open to the sun room.






SUN ROOM / FORMAL DINING ROOM/ LIVING ROOM 17'2" max x 9'10" max




Spanning the rear of the property with garden views, a highly versatile sun room provides additional living space and is currently used as a formal dining room but could lend itself to a sitting room, home office, gym, hobby room or playroom making it an incredibly adaptable addition to the property. The room has an insulated roof, fitted cabinetry and laminate flooring underfoot. Double doors open to the living dining kitchen and French doors open to the rear decking.

UTILITY PORCH 11'0" max x 4'11" max





The utility porch can be entered from the driveway and provides a great space to remove and store outdoor items. To the rear of the porch is plumbing for a washing machine and space for a freestanding fridge freezer. There is laminate flooring underfoot and a door leads through to the kitchen.

GROUND FLOOR W.C 5'9" max x 2'4" max



Tucked away off the entrance hallway is the ground floor W.C which comprises of a hand wash basin with mixer tap and a low level W.C. There are spotlights above and laminate flows underfoot. A side obscure window allows light to flow through the space.

FIRST FLOOR LANDING





Stairs with a timber balustrade ascend from the entrance hallway to the first floor landing which has a side window, doors lead through to two double bedrooms, the house bathroom and a staircase ascends to the third double bedroom.

BEDROOM ONE 12'2" max x 11'4" max





This tastefully decorated bedroom is positioned to the rear of the property and benefits from a bank of fitted wardrobes and overhead storage. There is space for bedroom furniture and a sliding door lead through to the landing.

BEDROOM TWO 11'6" max x 8'4" max



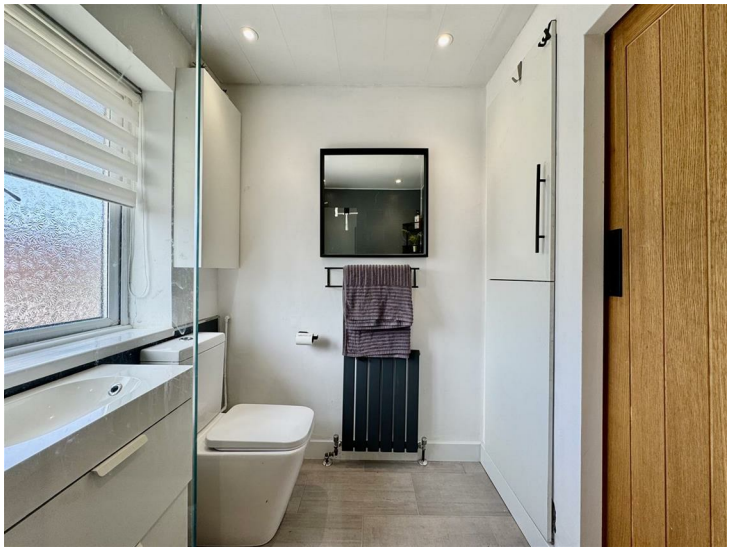

Another well presented double bedroom is positioned at the front of the property with views over the street scene below. There is room for freestanding furniture and a door leads to the landing.

BEDROOM THREE 16'1" max x 11'5" max




Nestled in the eaves, this light and airy double bedroom has space for freestanding furniture and benefits from sliding under eaves storage. A Velux window floods the room with natural light and offers rooftop views and far reaching views over to Emley Moor. A staircase descends to the first floor landing.

BATHROOM 7'3" max x 5'4" max

This stylish house bathroom comprises of a bath with a waterfall shower over and glass screen, a vanity hand wash basin with mixer tap, a low level W.C, a chrome towel radiator and a floor to ceiling storage cupboard ideal for towels and toiletries. The walls are partially splash boarded, complementary laminate flooring runs underfoot, spotlights adorn the ceiling, there is a rear obscure window and a sliding door opens to the landing.

REAR GARDEN




Outside, the property enjoys a lovely enclosed rear garden, featuring a well-maintained lawn, mature planted borders and a raised decking seating area ideal for dining outdoors and creating a private and relaxing outdoor environment. There is space for a timber outbuilding and a gate leads through to the driveway.

BAR / OFFICE 17'8" max x 9'3" max



A standout feature is the substantial outbuilding with power and lighting, presently used as a stylish bar and entertaining space. This versatile building would also make an ideal base for a home business, beauty room, studio, consulting room or dedicated office, offering excellent potential for those looking to work from home. This room is fully insulated, has hardwired internet and an electric shutter door.





EXTERNAL FRONT AND DRIVEWAY





To the front, a driveway provides convenient off-road parking for three vehicles.

***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 YEARS
Start date - 01/06/1962
Years remaining - 935

ADDITIONAL COSTS:
Ground rent - £7.50

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None Known

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
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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.

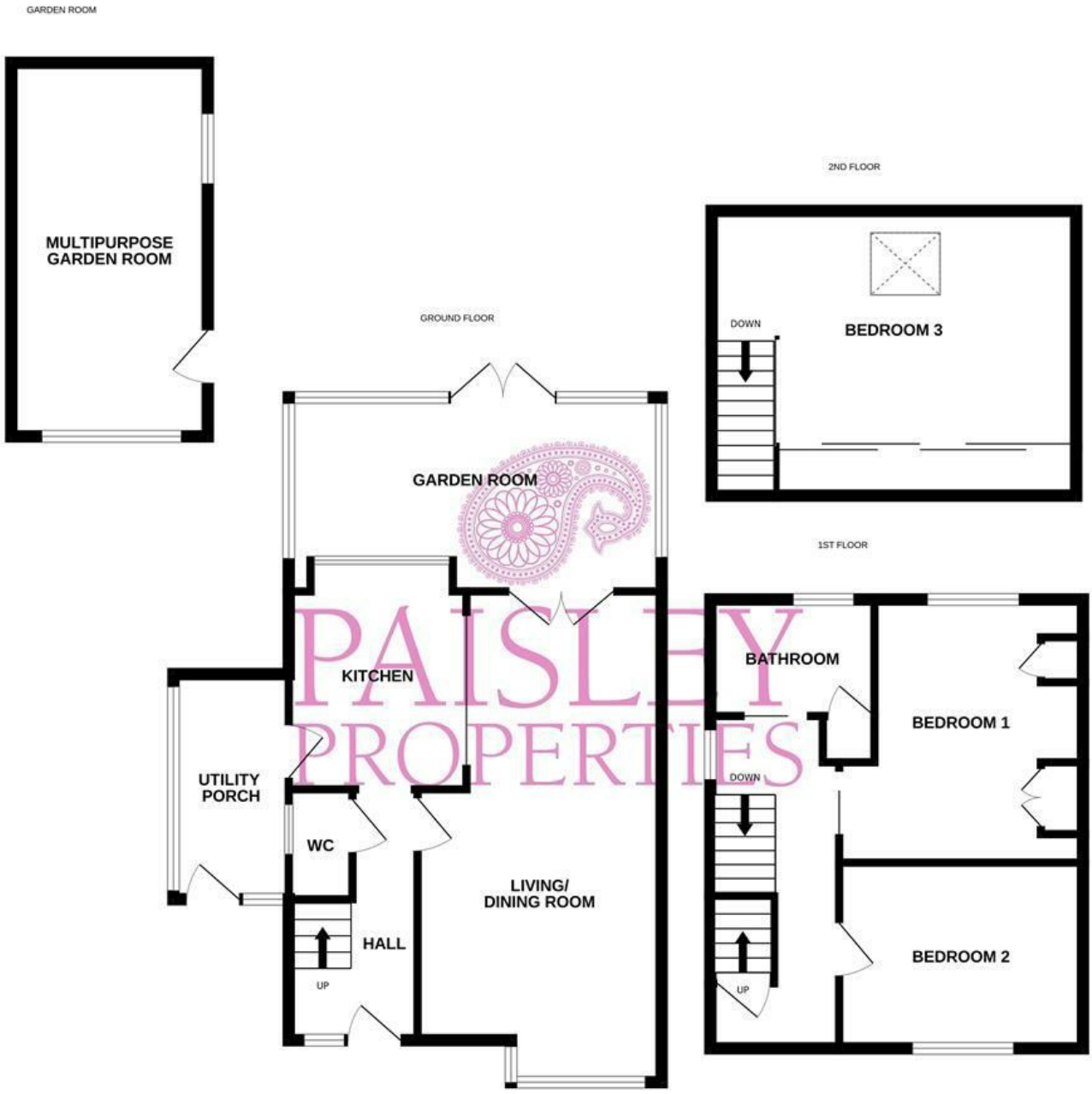
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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
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
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.



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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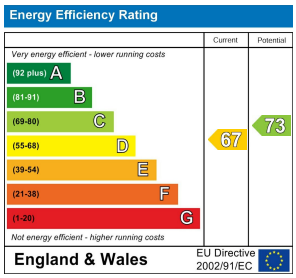

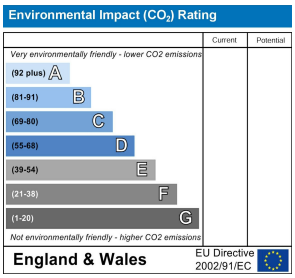

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