

68/68a Jackroyd Lane,
Newsome HD4 6RD

OFFERS AROUND
£300,000



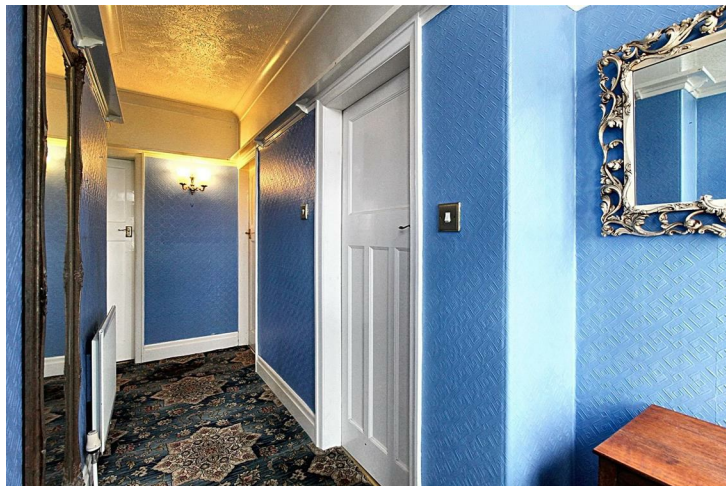
ELEVATED FROM THE ROADSIDE, BURSTING WITH POTENTIAL AND WITH WONDERFUL FAR REACHING VIEWS IS THIS EXTREMELY VERSATILE DETACHED 4 DOUBLE BEDROOM BUNGALOW WITH A GENEROUS SIZE CONSERVATORY, BEAUTIFULLY LANDSCAPED GARDENS TO FRONT, REAR AND A GARAGE/WORKSHOP.

FREEHOLD / COUNCIL TAX BAND 68 - B, 68A - A / ENERGY RATING 68 - E / 68A - E.

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PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door with attractive side glazing into this welcoming entrance hallway which has high ceilings, picture rails and space to remove coats, shoes and for freestanding furniture. A hatch gives ladder access to a loft which is boarded and has power and doors lead through to the lounge, dining kitchen, shower room and two double bedrooms.



LOUNGE 13'11" x 13'1" max

Flooded with natural light courtesy of the large front facing bay window is this generous reception room which has space for a range of furniture and a gas coal effect fire with marble hearth. A door leads to the entrance hallway.



DINING KITCHEN 14'4" x 11'10" max

This spacious family dining kitchen has timber wall and base units, roll top work surfaces, tiled splash backs and one and a half stainless steel sink and drainer with mixer tap over. There is space for a freestanding double gas oven with extractor above, plumbing for a washing machine and plenty of space for a table and chairs alongside other freestanding furniture. A characterful wood burning stove with a brick surround and timber mantle gives a lovely focal point to the room. A window allows natural light to flow through the space, there is parquet flooring underfoot and doors lead through to the conservatory, entrance hallway and an external door opens to the side of the property.



PANTRY 5'5" x 5'2" max

Neatly positioned off the kitchen through bi fold doors is this useful storage pantry with shelving, space for a fridge, freezer and plumbing for a dishwasher.

BEDROOM ONE 12'0" x 10'9" max

Positioned to the front of the property is this well proportioned double bedroom which also benefits from a bank of fitted wardrobes with sliding doors. The room has a front facing bay window with outlook over the garden, elevated views beyond and a door which leads to the hallway.



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

This good size double bedroom has a window which looks through to the conservatory, space for freestanding bedroom furniture and a door that leads to the hallway.



SHOWER ROOM 8'7" x 5'6" max

Fitted with a three piece white suite including a walk in double shower with glazed screen, a pedestal hand wash basin and a low level w.c. The room is partially tiled, has an obscure glazed rear facing window, a storage cupboard housing the water cylinder and vinyl flooring underfoot. A door leads to the hallway.



CONSERVATORY 33'2" x 14'6" max

Spanning the rear of the property, this amazing addition to the home is a great space to entertain and is currently used by the vendor as a garden room/second sitting room, laminate flooring flows underfoot, two sets of patio doors open to the rear garden bringing the outside in and Internal doors lead to the dining kitchen and through to the annexe living room.



ANNEXE

ENTRANCE HALLWAY

You enter through a timber door into the entrance hallway and doors lead through to the living room, shower room, W.C, and kitchenette.

LIVING ROOM 12'0" x 11'10" max

The living room has space for freestanding furniture, a fitted floor to ceiling storage cupboard, wall hung gas fire and doors open to two bedrooms, conservatory and back through to the entrance hallway.

**BEDROOM ONE 12'7" x 12'3" max**

A double bedroom with a bay window providing pleasant views over the front garden, fitted wardrobes with dressing table and space for further furniture if desired. A door leads in to the living room.

BEDROOM TWO 11'2" x 9'5" max

Located to the rear of the property is another double bedroom with space for freestanding furniture. A large window gives a view over the rear garden and a door leads through to the living room.

**SHOWER ROOM 3'7" x 3'4" max**

Bifold doors open to a compact shower room which is fully tiled and has a side obscure window.

W.C 3'6" x 2'4" max

Located off the entrance hallway is a handy cloakroom with a low flush W.C and side obscure window.

KITCHENETTE 6'6" x 4'9" max

At the end of the hallway is a kitchenette which currently has a stainless steel sink and drainer with space to fit a wall, base unit and extra storage if needed.

REAR GARDEN

The property sits on a generous plot, backs on to open fields and has a range of spaces to enjoy, with a beautiful and well cared for lawned garden which has well established shrubs, colourful bushes and plants with space for outbuildings, patio areas and a fabulous raised decked terrace which offers a perfect place for garden furniture and dining al fresco with fantastic views over to "Castle Hill" and over to Huddersfield and surrounding areas.



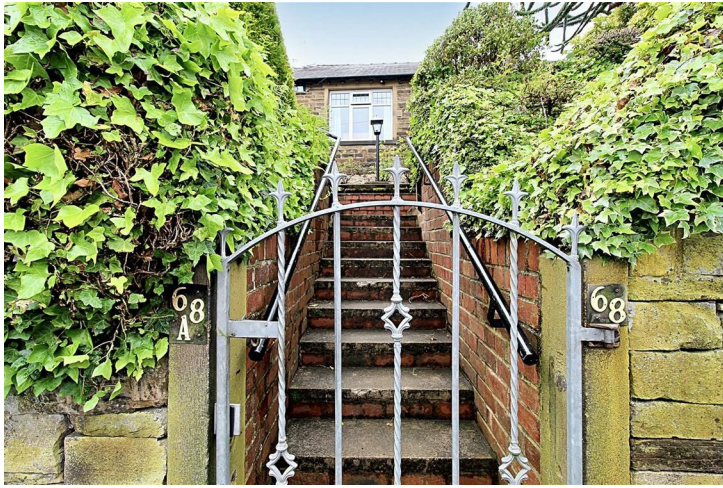
VIEWS



EXTERNAL FRONT AND GARAGE

You enter the property through a wrought iron gate, stone steps ascend to beautifully landscaped gardens, bursting with colourful bushes, plants and a good size pond. Pathways lead to both front doors and through to the rear garden.

An integral garage with an up and over door provides parking for one vehicle or would make a great workshop or extra storage space.



PLEASE NOTE:

The vendor of this property is a family member of an employee of Paisley Properties.

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.

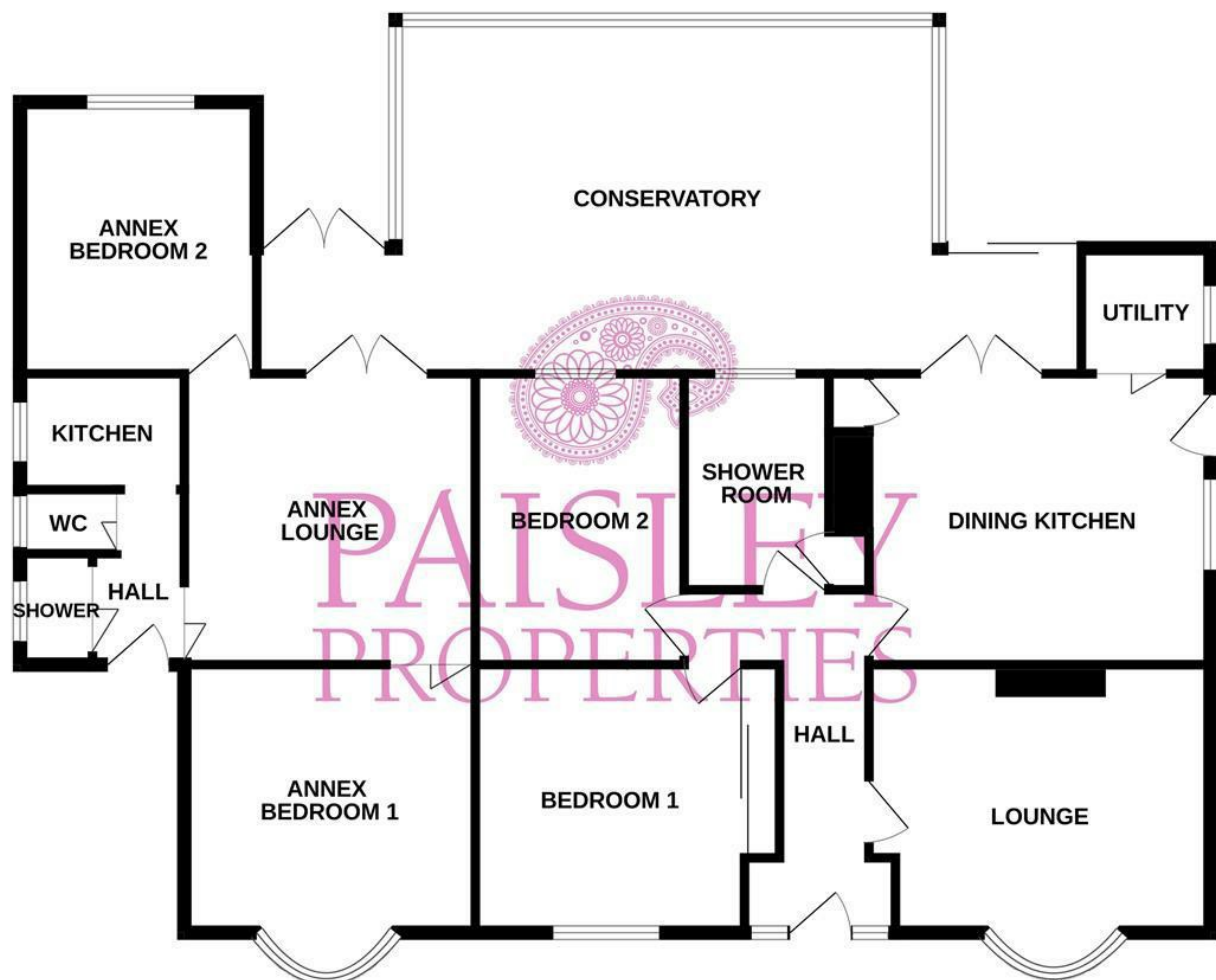
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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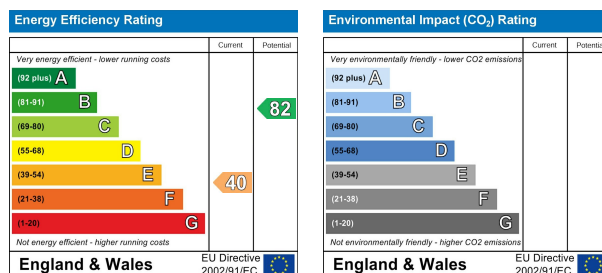
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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