

187 Fleminghouse Lane,  
Almondbury HD5 8UB

OFFERS AROUND  
£229,950



WELL MAINTAINED THROUGHOUT, THIS FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, CONSERVATORY, LANDSCAPED GARDENS, FAR REACHING VIEWS TO THE REAR, GARAGE AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C.

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY**

You enter the property through a UPVC part glazed door with obscure side window into this welcoming entrance hallway with space for freestanding furniture and a handy understairs storage cupboard ideal for household items. A door leads through to the lounge and stairs with a timber balustrade ascend to the first floor landing.

### **LOUNGE 16'2" x 10'11" apx**

This light and airy room is beautifully presented and has a marble effect fireplace housing an electric fire, a great amount of space to accommodate free standing furniture and a large window which gives a view of the front garden and street scene beyond. Double doors open to the dining room and a door leads back through to the entrance hallway.



### **DINING ROOM 8'11" x 8'9" apx**

This bright dining area offers space for a dining table, chairs and freestanding furniture. Providing a great place for formal dining, a doorway leads through to the kitchen and sliding glazed doors open to the garden.



### **KITCHEN 8'9" x 8'2" apx**

This attractive kitchen is fitted with top of the range cream gloss wall and base units, contrasting roll top work surfaces, metro tile splash backs and a corner stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, grill, four ring gas hob with extractor fan over, fridge freezer and there is plumbing for a washing machine. There are lovely garden views from the window and tile flooring completes the room. A door leads through to the dining room and through to the conservatory.





### **CONSERVATORY 8'9" x 8'5" apx**

This excellent addition to the property has space for freestanding furniture, tile flooring underfoot and has great views of the garden from its windows. An external door opens onto the rear patio and doors lead back to the kitchen and through to the garage.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing which has space for freestanding furniture, a side facing window and a loft hatch allowing access into the loft space. Doors lead to the three bedrooms and house bathroom.

### **BEDROOM ONE 12'5" x 9'9" apx**

Neutrally decorated and positioned at the rear of the property with views over the garden and countryside beyond is this generous double bedroom with fitted wardrobes, overhead storage, room for freestanding furniture and a door leads on to the landing.





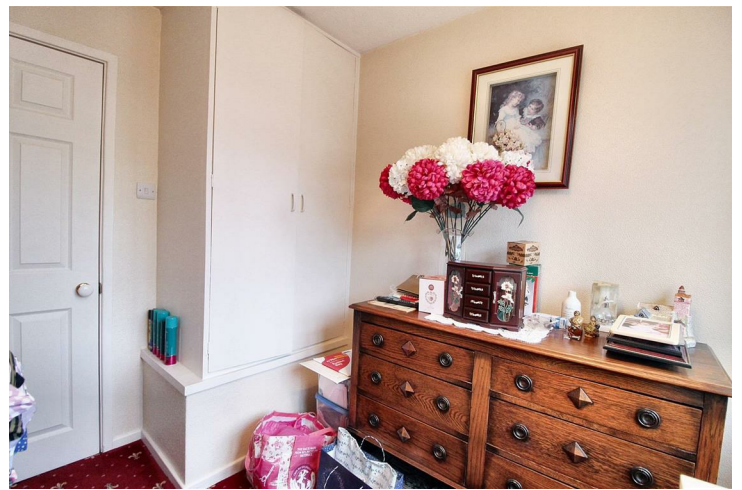
**BEDROOM TWO 12'4" x 9'7" apx**

Another double bedroom positioned to the front of the house has ample space for freestanding furniture and a bank of fitted wardrobes and drawers. A large window gives a view over the street scene below and a door leads on to the landing.



**BEDROOM THREE 8'7" x 7'0" max**

A good size single positioned to the front of the property with space for freestanding furniture and a bulkhead wardrobe. A door leads on to the landing.





### **BATHROOM 7'3" x 6'5" apx**

The family bathroom comprises of a bath with shower over and glass screen, vanity hand wash basin with mixer tap, low level W.C, partially tiled walls with complimentary tile flooring underfoot, a rear facing obscure window and a door leads on to the landing.



### **REAR GARDEN**

A raised patio area with wrought iron fencing adjoins the property which provides lovely far reaching views, a wonderful space to dine out, entertain family and friends and enjoy the landscaped lawned garden with yet another raised patio area and greenhouse to the rear. Flowerbeds, colourful shrubs, well maintained hedges and fencing surround the space and there is ample space for a timber outbuilding and garden furniture if desired.







### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

Entered by a double wrought iron gate is a driveway for one vehicle with lawned front garden ideal to sit out, pots/planters and a low stone wall. An iron gate leads to the rear of the property and an attached single garage with light, power and electric roller door provides space for another vehicle or a great storage space ideal for extra fridge, freezer or household items.







### **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**

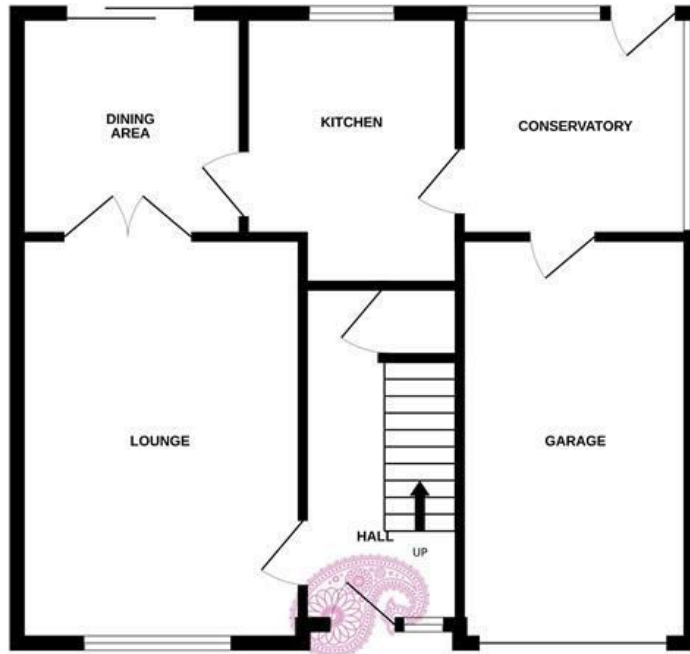
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

**SURVEY TEXT**

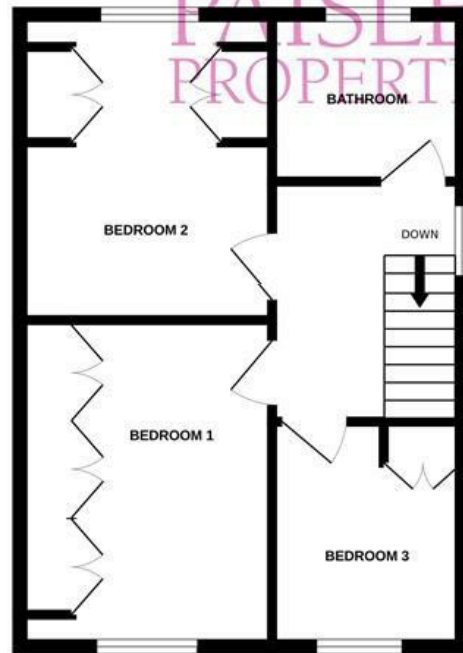
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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