

14 Shuttle Eye Way,  
Grange Moor WF4 4UN

OFFERS AROUND  
£390,000



THIS BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME OFFERS SPACIOUS  
ACCOMMODATION AND BOASTS A REAR ENCLOSED LANDSCAPED GARDEN,  
INTEGRAL GARAGE AND DRIVEWAY PARKING.  
FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 4'5" x 10'2" max**

You enter the property through a newly fitted composite door into a lovely spacious hallway with practical oak effect laminate flooring underfoot. A carpeted staircase ascends to the first floor. Doors lead to the lounge, dining kitchen and downstairs WC.



### **LOUNGE 11'0" x 15'1" max**

Located to the front of the property with a large leaded window overlooking the quiet street, this lovely lounge has a gas fire in a stone effect surround as a focal point and ample space for lounge furniture. A large opening leads through to the dining room. Oak effect laminate flooring runs underfoot.



### **DINING ROOM 9'11" x 9'10" max**

Positioned to the rear of the property with French doors opening out to the garden and flooding the room with natural light, this great dining space has room to accommodate a good sized table and associated furniture items. Practical oak effect laminate flooring runs underfoot. A door leads to the dining kitchen and a large opening leads to the adjoining lounge creating a great entertaining space.



### **DINING KITCHEN 9'10" x 13'1" max**

Also sitting at the rear of the property with a window looking out to the garden this contemporary dining kitchen is fitted with grey gloss base and wall units, dark grey quartz worktops and upstands and a black composite sink and drainer with a chrome mixer tap. Cooking facilities comprise of a five burner gas hob with a black glass angled extractor fan over and and two electric ovens, one of which is a multi function with a microwave facility. Integrated appliances include a dishwasher and a tall fridge freezer. A large understairs cupboard offers great storage for household items or could be used as a pantry. Practical grey ceramic floor tiles run underfoot and spotlights to the ceiling complete the room. Doors lead to the dining room, utility room and entrance hallway.





### **UTILITY ROOM 4'10" x 5'7" max**

Fitted with gloss grey base and wall units with a contrasting black laminate worktop and spaces for both a washing machine and a tumble dryer, this practical utility room has grey ceramic floor tiles underfoot and spotlights to the ceiling. An exterior door leads to the side of the property and an internal door leads to the dining kitchen.



### **DOWNSTAIRS WC 3'0" x 5'7" max**

This handy downstairs WC is located just off the entrance hallway and is fitted with a white Victorian style low level WC and a matching pedestal handwash basin with a tiled splashback. Oak effect laminate floor runs underfoot. An obscure window allows natural light to flood in

### **FIRST FLOOR LANDING 9'9" x 6'3" max**

A carpeted staircase with a white painted balustrade ascends to the first floor landing which is spacious has a hatch allowing access to the loft, a large cupboard housing the property's hot water cylinder and doors leading to the four bedrooms and family bathroom.

### **BEDROOM ONE 12'5" x 13'3" max**

Positioned to the front of the property and enjoying views over the quiet street from its large leaded window which lets in a generous amount of natural light, this fabulous double bedroom boasts tasteful decor and benefits from fitted bedroom furniture in a modern grey finish including wardrobes, dressing table and drawers. Doors lead to the en-suite and landing.



### **ENSUITE 7'10" x 3'1" max**

This contemporary ensuite shower room is fitted with a gloss white vanity cupboard topped with a handwash basin with chrome mixer tap, a low level WC and a step in shower enclosure equipped with a waterfall thermostatic mixer shower with a handheld shower attachment. The walls are partially tiled with white tiles and there are striking patterned monochrome ceramic tiles underfoot. An obscure window allows natural light to enter and a door leads to the bedroom.



### **BEDROOM TWO 13'2" x 10'10" max**

Also located towards the front of the property and having a large window allowing natural light to flood in, this lovely double bedroom has fitted wardrobes to one wall and wood effect laminate flooring running underfoot. There is ample space for further freestanding items of bedroom furniture. A door leads to the landing.



### **BEDROOM THREE 9'8" x 9'1" max**

Enjoying views of the rear garden from its window, this third double bedroom has ample space to accommodate freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM FOUR 9'7" x 8'0" max**

This fourth bedroom, can be found to the rear of the property with a window looking out to the garden and is used as a home office by the current owners but could accommodate a double bed if desired. A door leads to the landing.



**FAMILY BATHROOM 6'1" x 5'6" max**

This well presented bathroom is fitted with a Victorian style three piece white suite comprising of a pedestal hand wash basin, a low level WC and a bath with a mixer tap with shower attachment. The walls are partially tiled with peach tiles with a decorative border and wood effect vinyl flooring runs underfoot. An obscure window allows natural light to enter. A door leads to the landing.



## REAR GARDEN

To the rear of the property sits a generous private enclosed garden which has been landscaped by the current owners to include a large patio adjacent to the house and a further raised patio area perfect for garden furniture alongside a raised lawn with planted beds to the perimeter.



## FRONT, GARAGE & PARKING 16'8" x 8'0"

To the front of the property is a pleasant open garden space which is laid to lawn with a few well established shrubs alongside a driveway for two vehicles which sits in front of the garage which has light, power and an up and over door.



## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band D

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Garage, Driveway and Electric car charging point (available by negotiation)

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alterations to the property. There are no known structural defects to the property.

### **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 1000Mbps

ENVIRONMENT: There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **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 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.

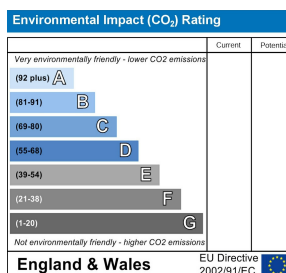
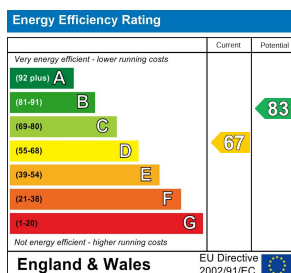
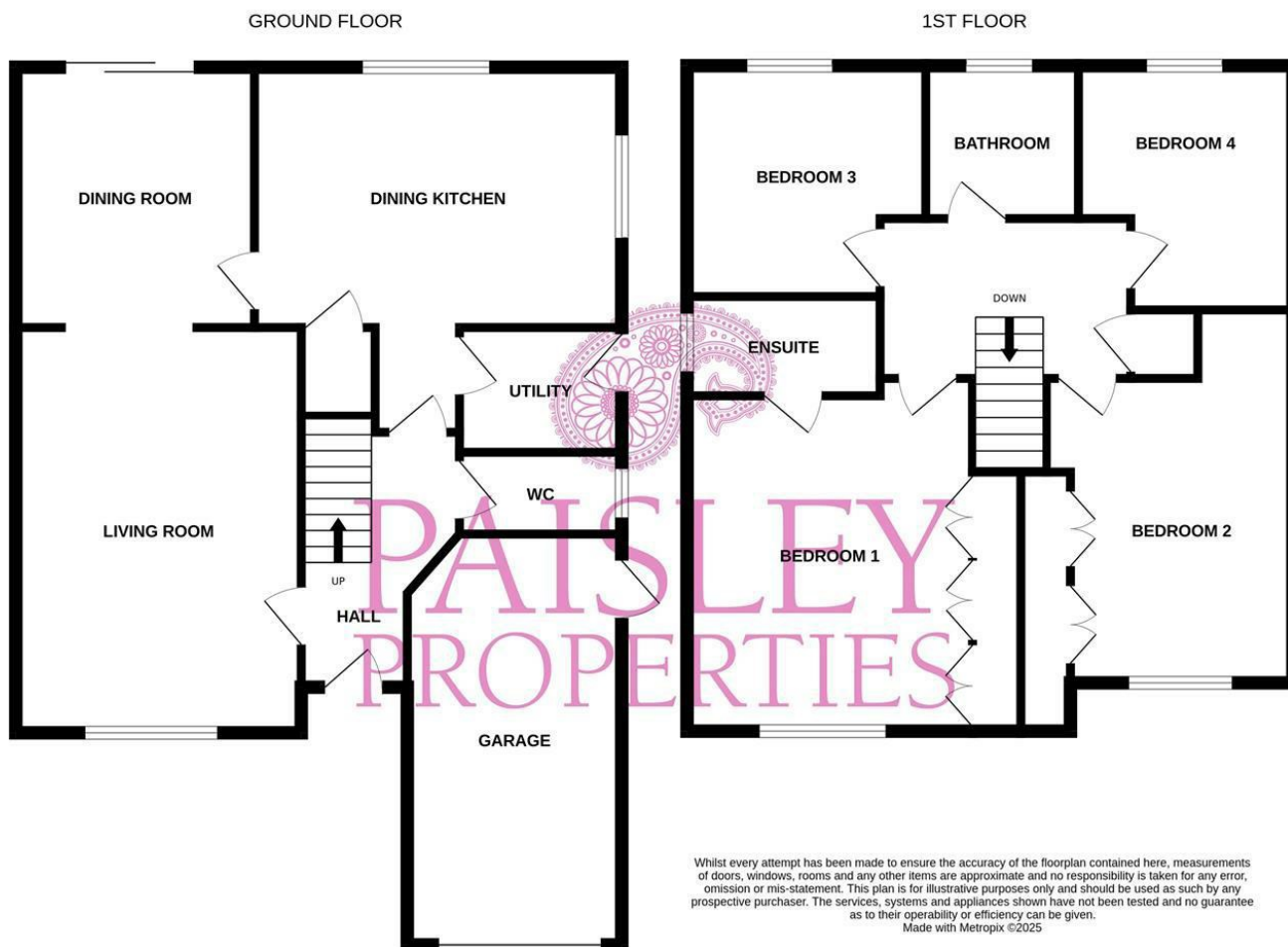
**PAISLEY MORTGAGES**

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 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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

**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.



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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