

9 St. Johns Road,  
Kirkheaton HD5 0NE

OFFERS AROUND  
£239,950



SAT ON A GENEROUS CORNER PLOT AND IMMACULATLY PRESENTED, THIS WONDERFUL THREE BEDROOM SEMI DETACHED FAMILY HOME BENEFITS FROM A PROGRAM OF MODERNISATION THROUGHOUT, WELL MAINTAINED GARDENS AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a solid wood part-glazed door with adjacent glazed brick window and a recently-laid Amtico herringbone floor throughout the downstairs. The light and open entrance hallway provides a view through to the kitchen/diner, further to the garden and beyond across the valley towards Marsden and Saddleworth Moor. A door leads to the living room, and wide shallow stairs provide a sense of space and ascend to the first floor landing.



## LIVING ROOM 13'1" apx x 12'1" apx

This well-proportioned and beautifully presented reception room is neutrally decorated and offers a useful amount of space for living room furniture. The room has been wired discretely for audio with inobtrusive Atmos speakers in the ceiling. A large window gives views over the front garden and street scene beyond. A door leads through to the entrance hallway.





### KITCHEN DINER 20'4" max x 10'9" max

This stylish, light and airy open plan kitchen-diner has been recently fitted with a bespoke high-spec German kitchen in matte green with contrasting gold highlights and a quartzite counter top with splashbacks. Appliances include a pair of fitted Bosch ovens (one high-spec with WiFi connectivity, steam injection and temperature), Bosch fridge/freezer, Bosch gas-on-glass hob and a Quooker tap. The large window and patio doors offer stunning panoramic views across the valley of Castle Hill and the moors. Doors lead to a useful under-stairs cupboard and the utility room.





### UTILITY ROOM AND SEPERATE W.C 12'1" max x 8'6" max

Providing a view of the side garden and fitted with pale grey gloss base units, black worktops and a stainless steel sink. The room has plumbing and location for a washing machine, a tumble dryer, a space for an additional under-counter freezer if required and houses the property's 18mth old Worcester boiler. A door leads to the downstairs toilet and an external door leads out to the back garden.

This handy W.C is clad in floor-to-ceiling tiles with a toilet, a pedestal hand wash basin, chrome fittings and a rear obscure window.



### FIRST FLOOR LANDING

Flooded with natural light, having a hatch to the loft area which is partially boarded, a fitted ladder and lighting. The stairs, landing and all bedrooms carpets were replaced with high-quality carpeting in August '24. Doors open to the three bedrooms and the house bathroom.



### **MASTER BEDROOM 11'1" apx x 12'1" apx**

The largest of the bedrooms, featuring a fitted drawer/cupboard unit in the corner, with ample space for a large double bed. The room has a view over the front garden and the hill of Kirkheaton. A door leads to the landing.



### **SECOND BEDROOM 11'7" apx x 10'9" apx**

The second double bedroom, currently used as the master bedroom due to the panoramic views across Huddersfield and the moors has recently been fitted with an Ikea Pax wardrobe system and has space for freestanding furniture. A door leads to the landing.



### **THIRD BEDROOM 8'2" apx x 8'6" apx**

A useful sized room, currently in use as a study with fitted shelving floor to ceiling across one wall, a side facing window and a door leads to the landing.



### **BATHROOM 7'0" apx x 6'10" apx**

This attractive bathroom has floor to ceiling large tiles and stone-effect tile flooring complemented by chrome fixtures, waterfall taps and a heated towel rail. Benefitting from a slightly oversize bath with fitted shower, and a matching floating unit with a feature hand wash basin with mixer tap. A door leads to the landing.



### **GARDENS**

Adjoining a long-established 9ft privet hedge, this generous side garden consists of mostly lawn with areas of wild flower, space for outbuildings if desired and then wrapping around to the rear. The southwest-facing rear garden has an area of patio and decking benefitting from sun all afternoon until evening and panoramic views across the valley to Holme Moss and Saddleworth Moor.





**EXTERNAL FRONT AND DRIVEWAY**

To the front of the property is a garden that's been landscaped with a mix of gravel, pots and flowerbeds. The front has a Freesat dish which was run in-wall during the lounge renovations. Adjacent is a two-car length drive bordered by a fence which provides privacy and a timber gate opens to the side garden.



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band A

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Driveway

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There are no known structural defects to the property.  
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 - Wired for BT-based 1,000mbit service

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

## **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.

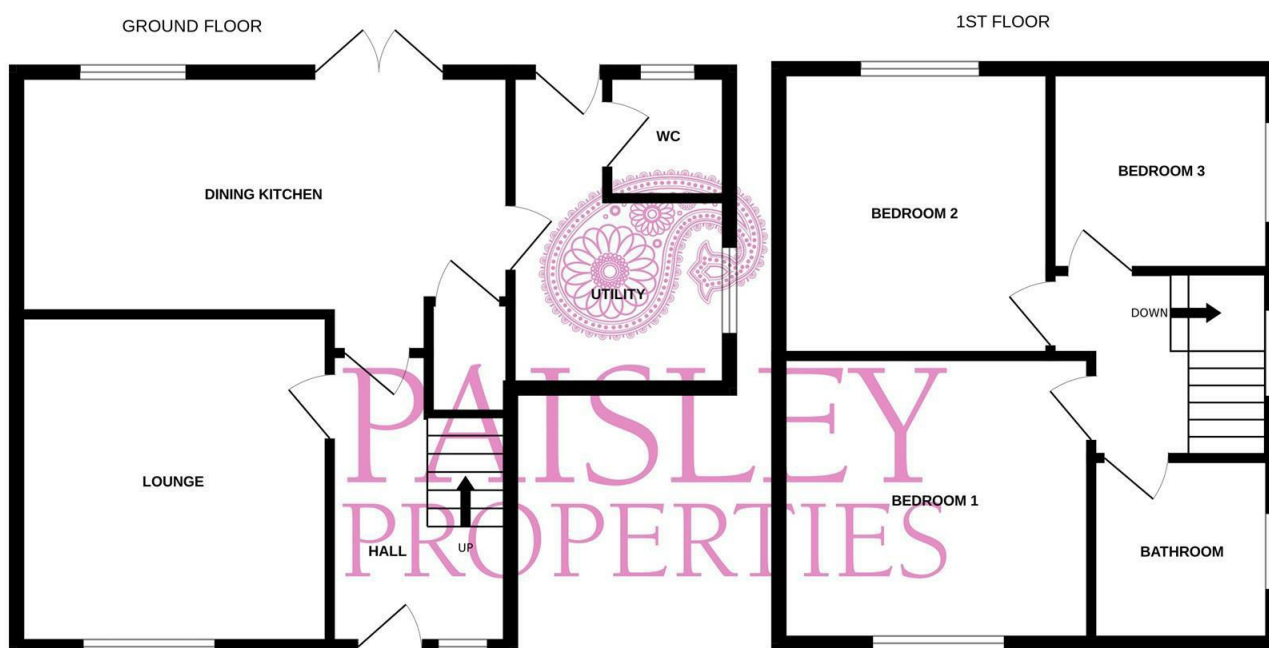
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

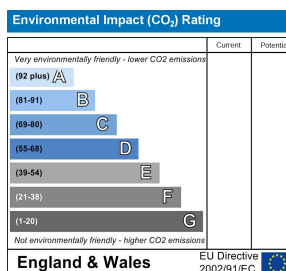
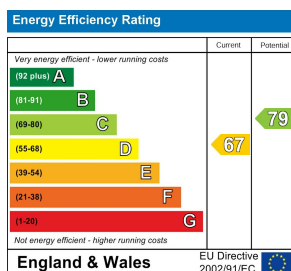
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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



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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