

11 Dartmouth Avenue,
Almondbury HD5 8UR

OFFERS AROUND
£230,000



LOCATED ON A PEACEFUL CUL DE SAC AND BURSTING WITH POTENTIAL IS THIS THREE BEDROOM SEMI DETACHED BUNGALOW BOASTING VERSATILE LIVING ACCOMMODATION, CONSERVATORY, LOW MAINTENANCE PATIO GARDEN, DETACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE PORCH 7'4" x 5'10" max

You enter the property through a upvc part glazed door into a welcoming light space with ample room to remove coats and shoes and space for freestanding furniture, cushioned vinyl flooring underfoot and a door leads through to the living room.



LIVING ROOM 18'9" x 10'10" max

This spacious lounge is bright and airy courtesy of the front facing floor to ceiling window. The focal point of the room being a gas fire with timber effect surround and marble hearth, two alcoves, ample space for freestanding furniture, a door leads through to the inner hallway, dining kitchen and back through to the entrance vestibule.



DINING KITCHEN 16'4" x 8'6" max

Positioned at the front of the property and flooded with natural light courtesy of the dual aspect windows is the dining kitchen which is fitted with a range of white gloss wall and base units, contrasting roll top work surfaces with tile splashbacks and a stainless steel sink and drainer. This area provides an integrated electric oven with four ring gas hob and extractor above, fridge, freezer and plumbing for a washing machine. To the side of the room is space for a small dining table and chairs. A door leads through to the lounge and an external door leads out to the rear garden.



INNER HALLWAY

Doors open to the living room, three bedrooms and the bathroom.

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

Located to the rear of the property is this generously proportioned and neutrally decorated double bedroom with a bank of fitted wardrobes, dressing table and drawers, space for additional freestanding furniture and a large window overlooks the rear garden. A door leads through to the inner hallway.



BEDROOM TWO 9'2" x 9'8" to fitted wards

Another bright double bedroom positioned to the rear of the property with fitted mirrored wardrobes, space for freestanding furniture, sliding doors lead through to the conservatory and a door leads back through to the inner hallway.



BEDROOM THREE 9'10" x 6'9" max

Currently used as a dining room, this versatile room could be also used as the third bedroom or home office if desired. A door leads through to the inner hallway.



CONSERVATORY 9'5" x 7'9" max

Adjoining bedroom two and having space for freestanding furniture the conservatory provides pleasant views over the garden which can be accessed via a patio door.



BATHROOM 6'10" x 5'6" max

This modern bathroom is fully tiled and comprises of a three piece white suite, bath with shower above, low flush W.C, pedestal hand wash basin with mixer tap, side obscure window, chrome heated towel radiator, complimentary tile flooring underfoot and a door leads to the inner hallway.



REAR GARDEN

This generous size enclosed and low maintenance patio garden can be accessed through the kitchen, conservatory or from the front driveway through a wrought iron gate. Offering entertaining space for Al fresco dining, barbecues, space for a timber outbuilding and room for garden furniture.



EXTERNAL FRONT, GARAGE AND DRIVEWAY 8'9" x 18'3"

To the front of the property is good size block paved driveway which has room for multiple vehicles.

The attached single garage provides light, power and an up and over door. (8 ft 9 x 18 ft 3 max)



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.

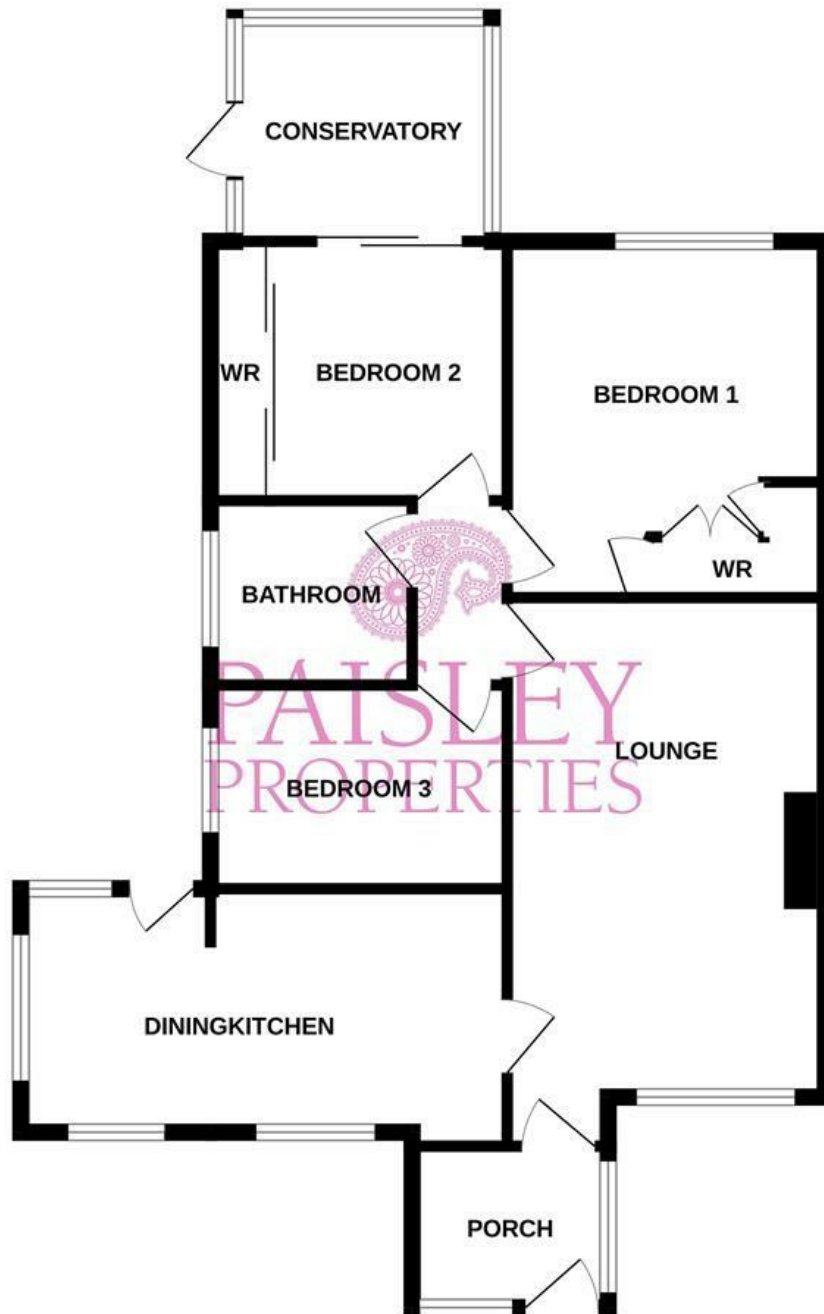
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

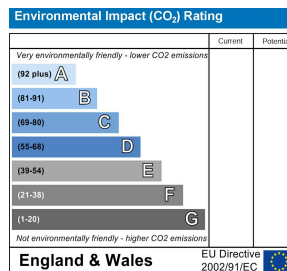
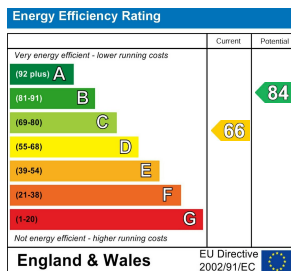
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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