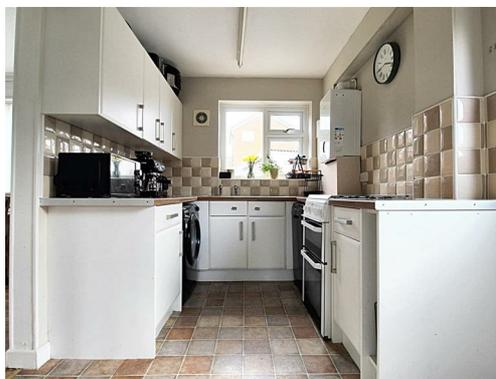


27 Kirkstone Avenue,  
Dalton HD5 9EL

OFFERS AROUND  
£185,000



THIS DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS AN OPEN PLAN FEEL, WELL MAINTAINED GARDENS, DETACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD - 999 YEARS - EXPIRING 2971 - CHARGES £20 PER ANNUM/ COUNCIL TAX BAND B / ENERGY RATING D.

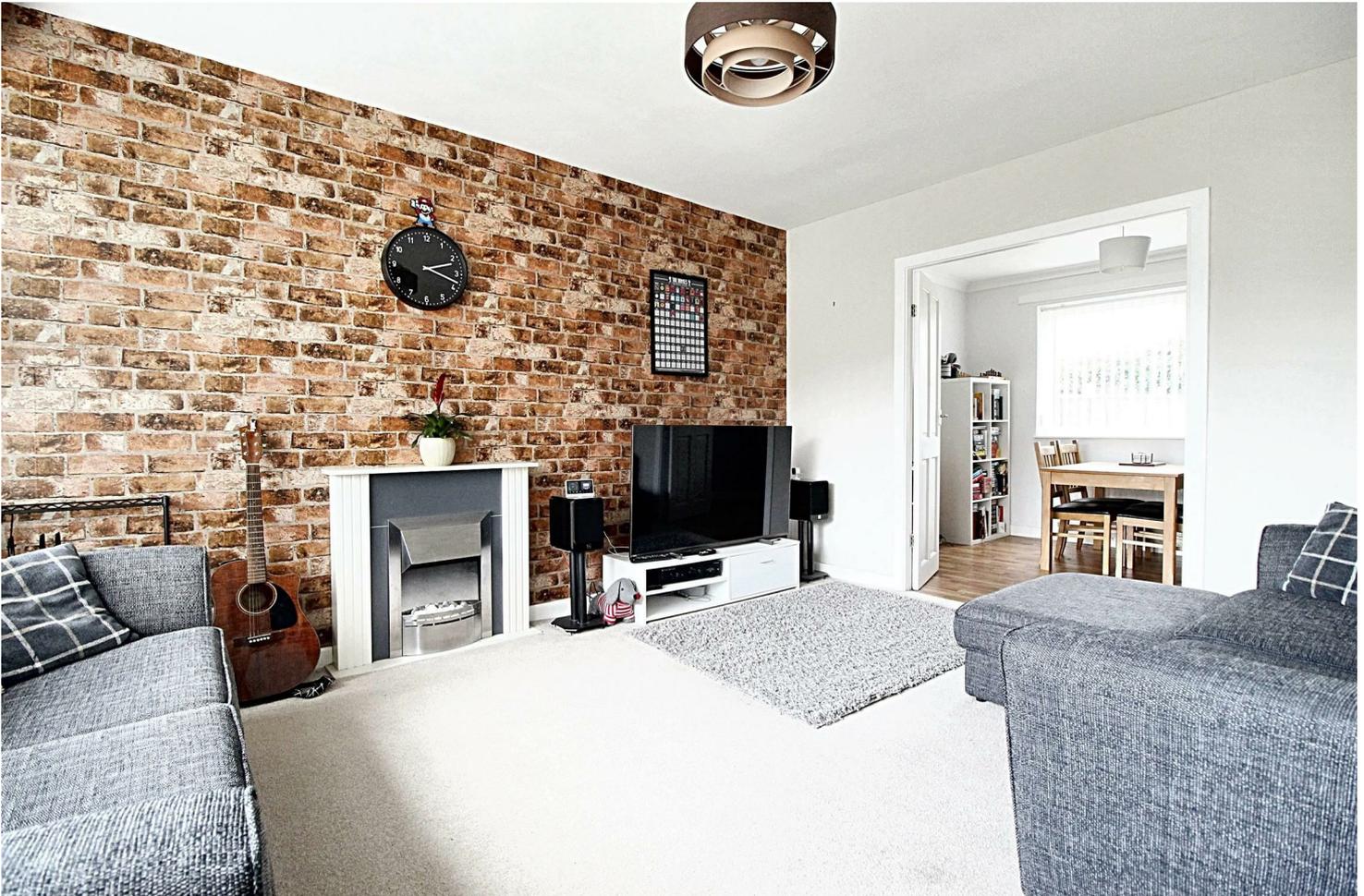
PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a part glazed Upvc door into a welcoming entrance hallway which has space to remove outdoor clothing and a handy under stairs storage area. Doors lead through to the lounge, kitchen and stairs ascend to the first floor landing.

## LOUNGE 11'9" x 14'11" max

This well presented lounge is positioned to the front of the property and is bursting with natural light courtesy of the large front facing window. There is a good amount of space for freestanding living room furniture and an electric pebble effect fire with timber fire surround. The room opens to the dining room through double doors creating a lovely open plan feel and a door leads back to the entrance hallway.



### **DINING ROOM 10'2" x 8'7" max**

A great space for entertaining, with space for a dining table, chairs and freestanding furniture. A window overlooks the rear garden, double doors lead back through to the lounge and an opening leads through to the kitchen.



### **KITCHEN 10'4" x 7'10" max**

The kitchen has a range of white wall and base units, contrasting roll top work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. There is space for a freestanding gas oven and plumbing for a slimline dishwasher and washing machine. The kitchen has practical vinyl flooring underfoot and a window looks out over the rear garden. A door leads through to a store cupboard ideal for household items, entrance hallway, dining room and an external door opens to the side of the property..



### **FIRST FLOOR LANDING**

Stairs with a timber balustrade ascend to the first floor landing with a side window, loft hatch and doors lead through to three bedrooms and the house bathroom.

### **BEDROOM ONE 12'6" x 11'10" max**

A generous size double bedroom positioned to the front of the property with views over the garden and street scene below, space for freestanding furniture and a door leads on to the landing



**BEDROOM TWO 12'4" x 9'1" max**

Another good size double located at the rear of the property with views over the rear garden. Ample space for freestanding furniture and a door leads on to the landing.



**BEDROOM THREE 9'6" x 7'5" max**

This bright single bedroom located at the front of the property could also make a great home office and a door leads on to the landing.



### **BATHROOM 6'3" x 5'5" max**

The house bathroom is fitted with a three piece white suite including a bath with shower over, pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled and has complementing vinyl flooring underfoot, a rear obscure glazed window allows natural light to flow through the space and a door leads onto the landing.



### **REAR GARDEN**

Accessed from the kitchen or driveway is this well maintained fence enclosed garden. Mainly laid to lawn with flower beds and a patio ideal for dining out and with plenty space for garden furniture.



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

At the front of the property is a well maintained lawn garden and a driveway with room for multiple vehicles leads to the side of the property which houses a single garage with up and over door.



## **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.

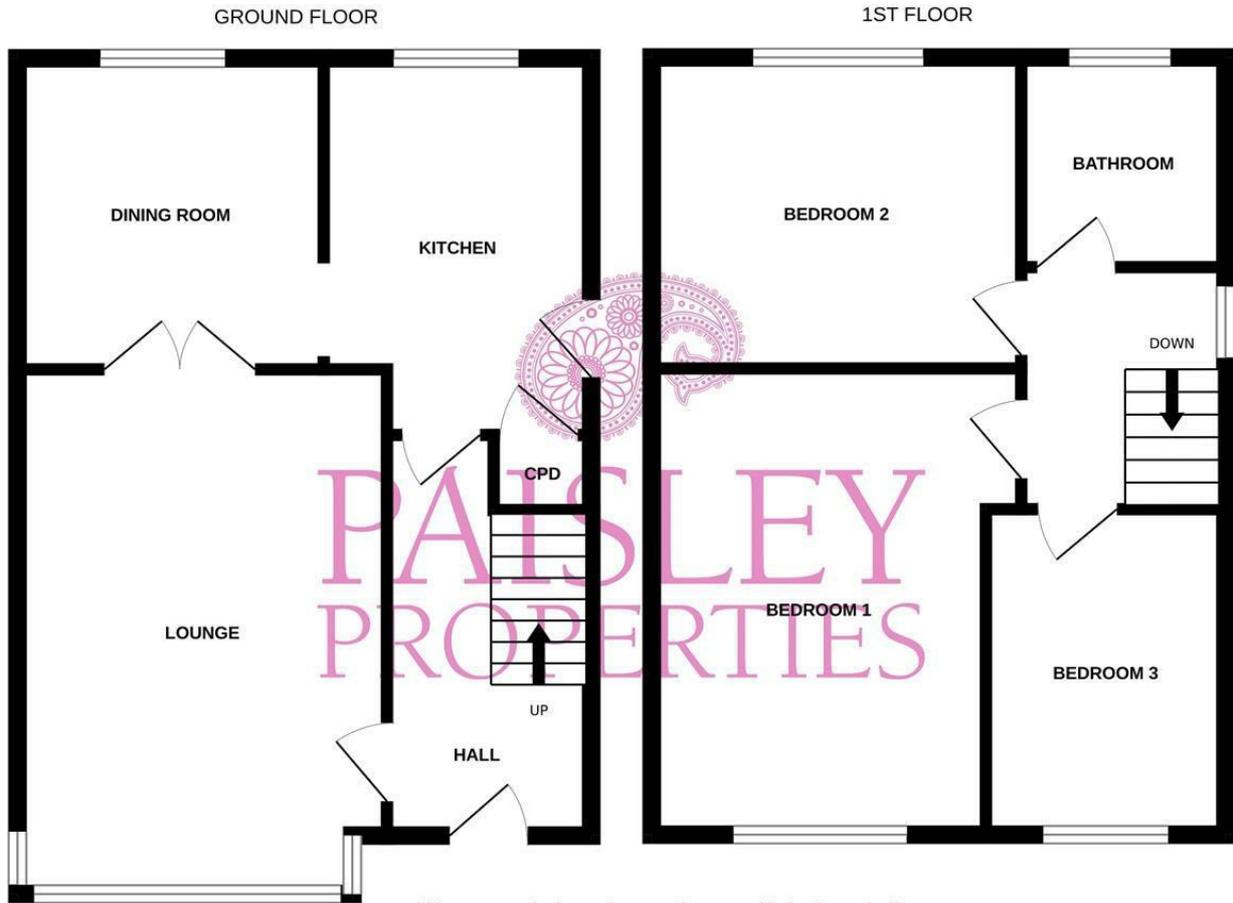
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

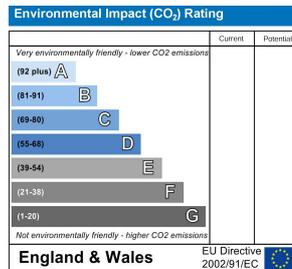
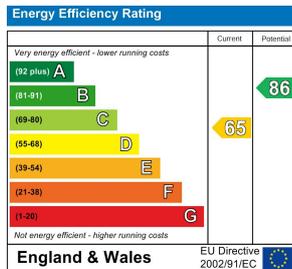
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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