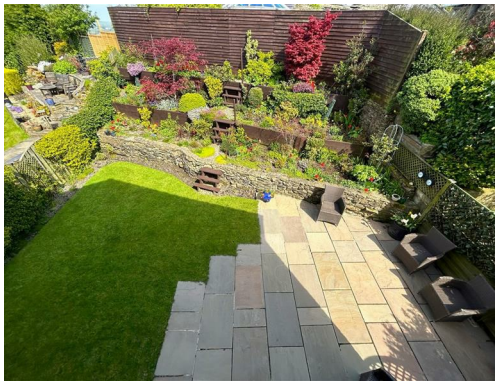
6 Wells Mount,
Upper Cumberworth HD8 8XQ

OFFERS AROUND
£395,000



THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME BOASTS FRONT AND REAR GARDENS, INTEGRAL GARAGE AND A LOVELY CUL-DE-SAC POSITION.

FREEHOLD / COUNCIL TAX BAND: D / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE HALL 10′8″ apx x 2′10″ apx
You enter the property through a glazed UPVC side door into this welcoming entrance hallway where there are oak veneer doors leading to the downstairs W.C, lounge, kitchen and garage. There is Flotex flooring underfoot.

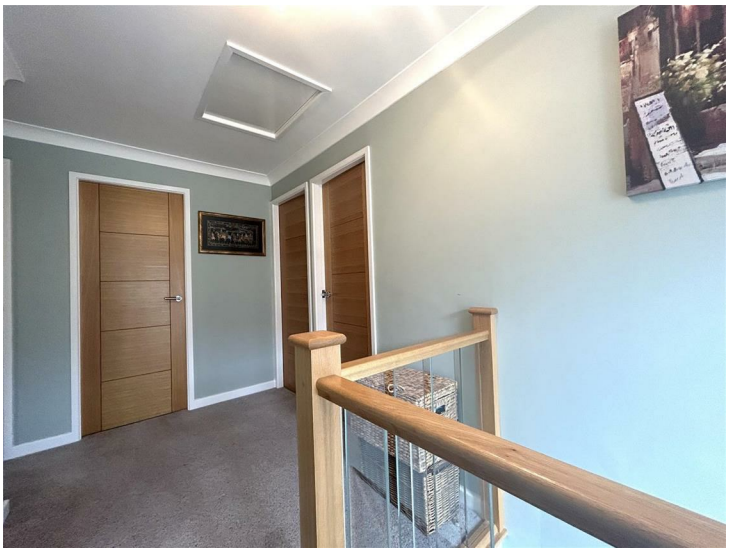
DOWNSTAIRS W.C 5′11″ apx x 2′9″ apx
This useful downstairs W.C is fitted with a hand wash basin with mixer tap which sits upon a vanity unit and a low level W.C. There is a side facing obscure glazed window, laminate wood effect flooring and a door which leads through to the entrance hall.

KITCHEN 12′9″ apx x 10′5″ apx
This stylish kitchen comprises of handleless teal wall and base units with rose gold profiles, contrasting black laminate work surfaces and upstands, a rose gold glass splash back and a sink and drainer with mixer tap. There is an integrated electric oven, induction hob and extractor fan over alongside an integrated fridge freezer, dishwasher, under unit and plinth lighting. The room could accommodate a breakfast table if desired and there is a front facing window which lets in lots of natural light, spot lighting to the ceiling, wood effect laminate flooring and a door which leads through to the hall. A cupboard neatly houses the property's central heating boiler.

LIVING DINING ROOM 21'4" max x 16'4" max

Spanning the full width of the property is this stunning living, dining room. There is ample space for a range of furniture including sofas and dining table and chairs. The room is flooded with natural light, courtesy of the rear facing window and glazed patio doors which open onto the garden. Additional natural light shines through the side facing window. There is a wall mounted electric fire with a stone effect surround which creates a lovely focal point to the room, a stunning open staircase leads to the first floor landing and an under stairs cupboard provides storage. A door leads through to the hall.

FIRST FLOOR LANDING 15′1″ max x 8′11″ apx inc stairs
Stairs rise from the living dining room to a spacious first floor landing where there are oak veneer doors leading to the four bedrooms and house bathroom. There is also a handy airing cupboard off the landing and a convenient ceiling hatch providing access to the partly boarded loft. The landing provides space for freestanding furniture items if required and has a wonderful feature arch window.



BEDROOM ONE 12′2″ apx x 10′10″ apx
Positioned to the front of the property is this generously sized double bedroom which offers ample space for a range of bedroom furniture and has a front facing window looking out over the cul-de-sac. There is a ceiling fan and lighting, neutral decor and a door leading through to the landing.

BEDROOM TWO 12′2″ apx x 9′11″ apx
Enjoying fantastic views over to Shelley and Emley Moor from the rear facing window, this well proportioned double bedroom sits to the back of the property and again offers ample space for a range of furniture. There is a door which leads through to the landing.

BEDROOM THREE 9′10″ apx x 8′9″ apx
Also located to the rear of the property is this third double bedroom which enjoys the same views as bedroom two from the window. The room is well presented, is currently housing twin beds and additional items and has a door that leads to the landing.

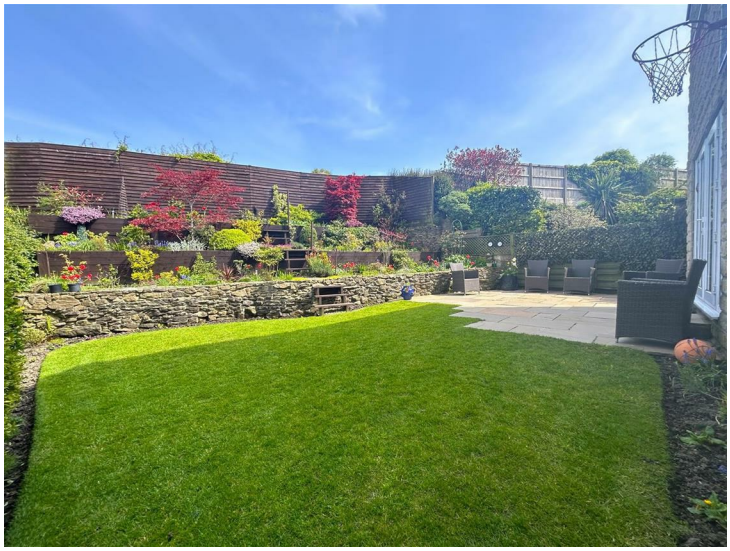
BEDROOM FOUR 8′9″ apx x 7′8″ apx
This good sized fourth bedroom would make a fantastic childs room, guest room, study or hobby room. There is a front facing window overlooking Wells Mount and a door which leads to the landing.

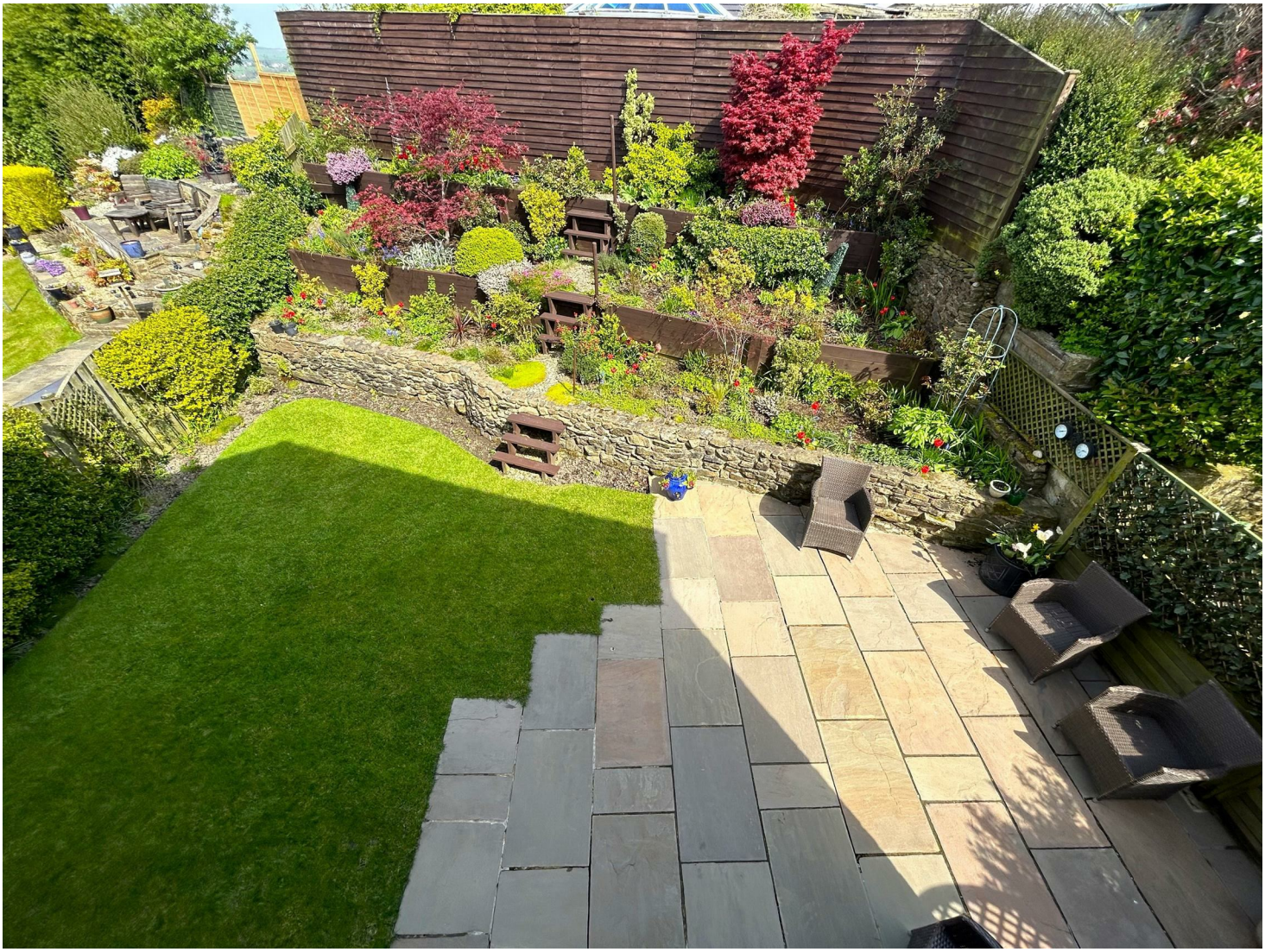
BATHROOM 6′6″,164′0″ apx x 5′9″ apx
Comprising of a contemporary white three piece suite including P shaped bath with electric shower over, pedestal hand wash basin with mixer tap and a low level W.C this well presented bathroom is fully tiled in decorative wall tiles, has a useful fitted storage cupboard, obscure glazed side facing window and laminate wood effect flooring. A door leads to the landing.

GARAGE
This integral garage has a handy utility space to the rear including plumbing and space for a washing machine and dryer. There is light and power alongside an electric garage door. An internal door leads to the entrance hall.

FRONT
To the front of the property is a double width driveway and lawned garden. There is gated access down the side of the property to the rear garden.

REAR GARDEN
This beautifully landscaped and maintained garden is fully enclosed and boasts a large stone flagged patio, level lawn and well stocked raised flower beds. There is space down either side of the property for a shed and/or bin storage.





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 and Driveway

RIGHTS AND RESTRICTIONS: None.

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*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 effected the property throughout our vendors ownership.

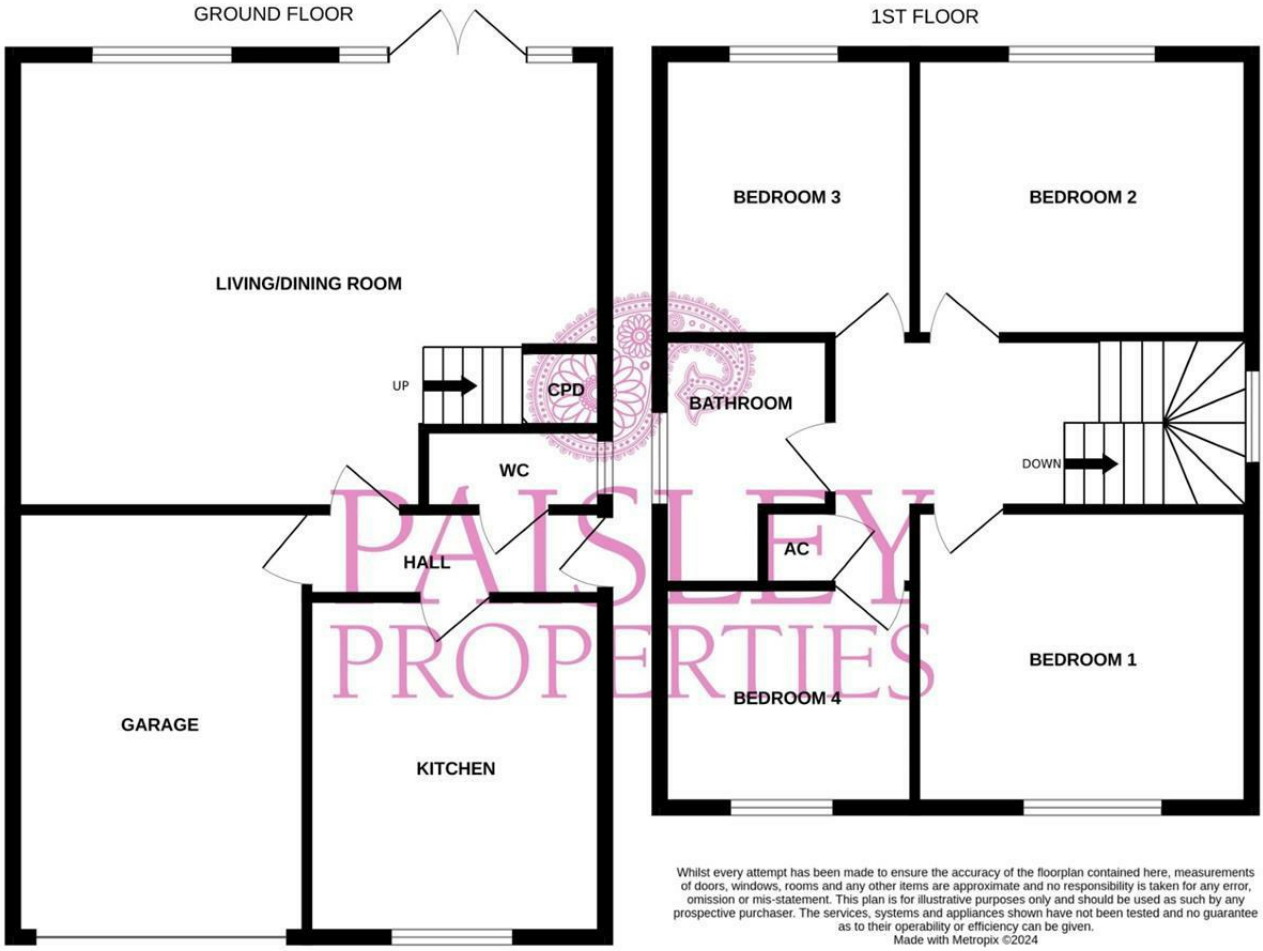
AGENTS NOTES:
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information 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 to arrange an appointment.

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



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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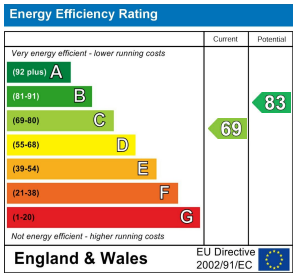

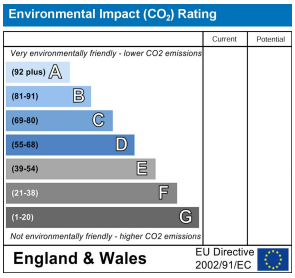

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