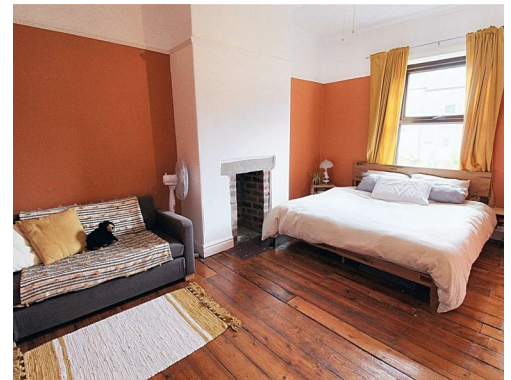


117 Somerset Road,
Almondbury HD5 8HY

OFFERS AROUND
£150,000



****NO CHAIN** TASTEFULLY DECORATED THROUGHOUT AND MAINTAINING CHARACTERFUL FEATURES IS THIS TWO BEDROOM MID TERRACE WHICH BOASTS SPACIOUS LIVING ACCOMMODATION OVER THREE FLOORS, PEACEFUL REAR GARDEN WITH WOODLAND VIEWS AND ON STREET PARKING.**

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc part glazed door into this welcoming entrance hallway which really does set the scene for the accommodation on offer. With room for the storing of shoes and coats, lovely high ceilings, original cornicing, ceiling rose and a window which gives a lovely view over woodland to the rear of the property. A door leads to the living room, stairs descend to the dining kitchen and a staircase with a timber balustrade ascend to the first floor landing.



LIVING ROOM 15'5" x 11'6" max

This spacious reception room is beautifully presented with high ceilings, picture rails, ceiling rose and has an original inset brick fireplace and stone hearth, a great amount of space to accommodate free standing furniture and alcoves to either side of the chimney breast. A large window allows natural light to flow through the space. There is wooden flooring underfoot and a door leads through to the entrance hallway.





DINING KITCHEN 17'1" x 14'7" max

Stairs descend from the entrance hallway to this attractive dining kitchen boasting great views over the rear garden and woodland beyond. The kitchen itself is fitted with a range of cream gloss wall and base units, contrasting work surfaces with tile splashbacks and a circular sink and drainer with mixer tap over. There is space for a double gas oven with extractor fan over, fridge freezer, plumbing for a washing machine and a fitted dishwasher. To the side of the kitchen is space for a dining table, chairs and other freestanding furniture if desired. Vinyl tile flooring flows throughout with underfloor heating. There is spotlighting to the ceiling, a handy understairs storage cupboard and a door leads through to the bathroom. An external door opens to the garden.



FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the entrance hallway to the first floor landing with a window offering pleasant woodland views, a loft hatch and doors lead through to two bedrooms.

BEDROOM ONE 15'5" x 10'9" max

This generously sized bedroom has high ceilings, cornicing, a ceiling rose and an abundance of space for a range of freestanding bedroom furniture. The room is tastefully decorated, has a front facing window and an inset brick fireplace with stone hearth and mantle gives a lovely focal point to the room. Real wood flooring flows underfoot and a door leads to the landing,



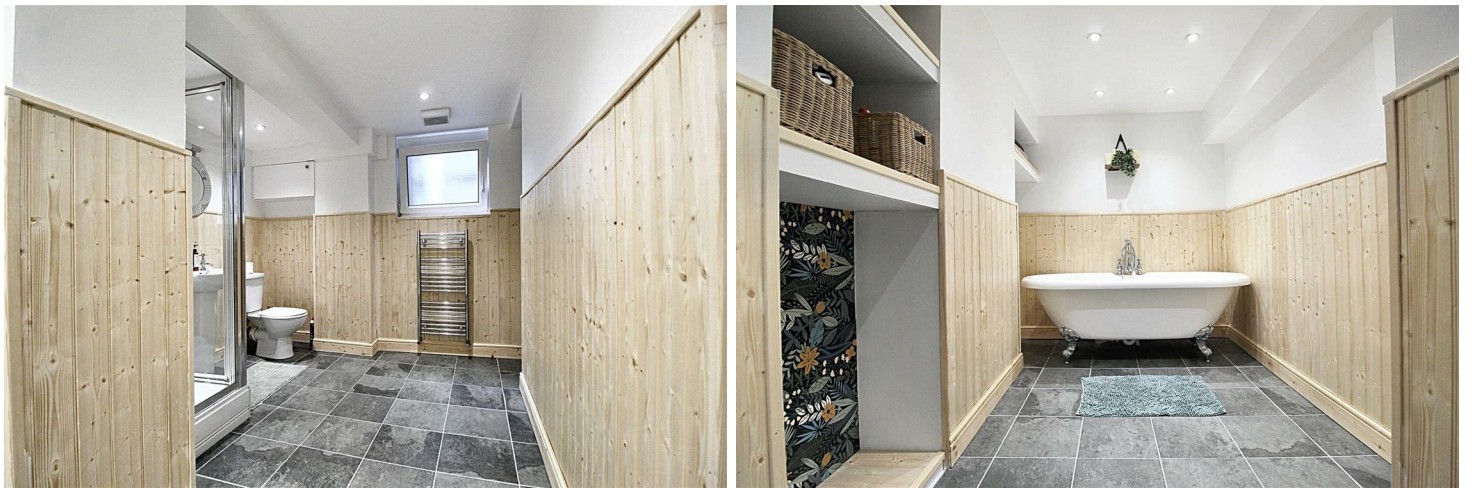
BEDROOM TWO 6'11" x 6'5" max

This well presented bedroom can accommodate a three quarter bed, has a bulk head storage wardrobe with shelving and has a front facing window with views over the street scene below. A door leads to the landing.



BATHROOM

This stylish bathroom is fitted with a four piece white suite, including a free standing roll top bath, pedestal hand wash basin, shower with glass cubicle and rainfall shower and a low level W.C. The room is partially timber paneled, has spotlights to the ceiling, heated vinyl tile flooring, an obscure side window, chrome heated towel radiator, handy inset shelving ideal for storing towels/toiletries and a door leads through to the dining kitchen.



REAR GARDEN

Accessed from the dining kitchen or from a passageway at the side of the property is this good size, peaceful garden with woodland views. Offering a range of spaces to enjoy including a patio ideal for outdoor dining, lawn and decorative pebbled area.



EXTERNAL FRONT

Entered by a timber gate is a low maintenance front yard with a low stone wall and ideal for pots/planters.



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.

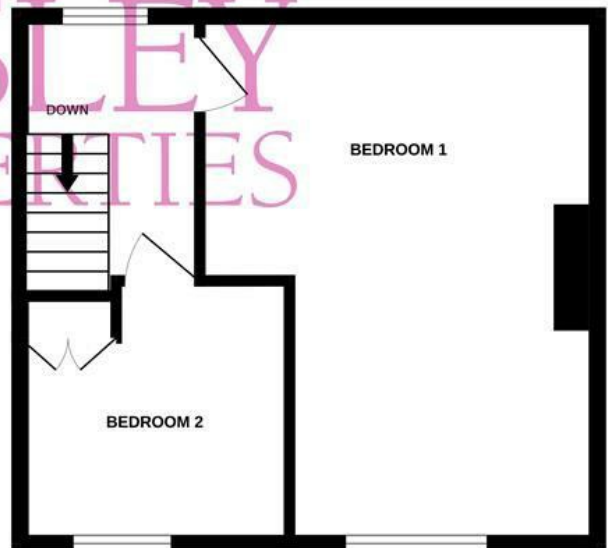
LOWER GROUND FLOOR



GROUND FLOOR

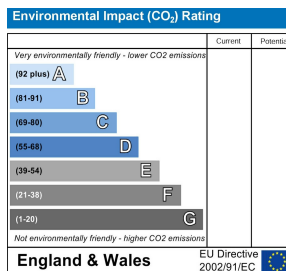
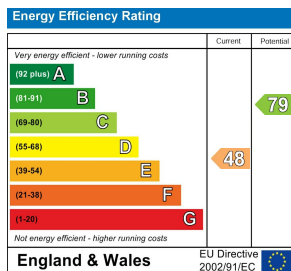


1ST FLOOR



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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