

28 Elm Court,  
Highburton HD8 0TB

OFFERS AROUND  
£400,000



THIS BEAUTIFULLY FINISHED THREE-BEDROOM TRUE BUNGALOW SITS AT THE END OF A CUL-DE-SAC AND BENEFITS FROM LANDSCAPED GARDENS, A DOUBLE GARAGE AND A GENEROUS DRIVE.

FREEHOLD / COUNCIL TAX BAND: D / NEW ENERGY RATING: TBC

PAISLEY  
PROPERTIES

## HALLWAY



You enter the property through a composite door into the welcoming entrance hallway, which offers space to remove outdoor coats and shoes. There is attractive LVT wood-effect flooring underfoot, a large ceiling hatch with a pull-down ladder providing access to the loft space which houses the property's central heating boiler, and spot lighting. Doors lead to the lounge, dining kitchen, three bedrooms, shower room and W.C. Further double doors open to a useful store cupboard, ideal for household items.

## LOUNGE 16'9" apx x 11'4" apx



This spacious lounge has an attractive feature fireplace with a marble surround, housing a modern remote-controlled electric fire which creates a lovely focal point to the room. A large front-facing bay window and further side window allow natural light to flood in, and the room has been decorated in soft neutral tones with a quality pale carpet. Oak-framed glazed double doors open to the entrance hallway.

## DINING KITCHEN 19'8" apx x 10'7" apx



Completed to a high standard, this fantastic dining kitchen is fitted with a stylish new kitchen including green wall and base units, pan drawers, pull-out corner units and tall larder-style units, wood-effect work surfaces and matching upstands, alongside a black one-and-a-half bowl sink and drainer with mixer tap. The kitchen incorporates Bosch integrated appliances including a fridge, freezer, double oven, four-ring induction hob, extractor fan and dishwasher. There is also plumbing and power installed for an integrated washing machine and tumble dryer if required; however, full units have been temporarily fitted in their place.

A breakfast bar provides space for informal dining, alongside there being plenty of room for a dining table and chairs. Dual-aspect windows allow light to flood in, with the front providing views over the garden and cul-de-sac beyond. Spot lighting and wood-effect LVT flooring complete the room, and an oak-framed glazed door leads to the hallway. An external part-glazed door leads to the side of the property, where there is access to both the front and rear gardens.



**BEDROOM ONE 12'2" apx x 11'11" apx**



Positioned at the back of the property, this well-proportioned double bedroom provides ample space for a range of freestanding furniture. Enjoying elegant neutral décor, spot lighting, French patio doors opening to the rear garden, and carpeted flooring, this room is the perfect tranquil haven. An oak veneer door opens to the hallway.

### **BEDROOM TWO 12'0" apx x 10'2" apx**



A further good-sized double bedroom sits to the rear of the property and also benefits from French patio doors with side windows opening to the garden. The same tasteful décor continues in this room, with a pale carpet underfoot and spot lighting. An oak veneer door opens to the hallway.

### **BEDROOM THREE 8'0" apx x 7'1" apx**



This third single bedroom is neutrally decorated with a pale carpet and boasts a handy built-in storage cupboard/wardrobe. This room would alternatively make a superb home office or hobby room. There is a side-facing window and an oak veneer door opens to the hallway.

### **SHOWER ROOM 8'1" max x 7'3" max**



Fitted with a brand-new contemporary three-piece suite including a double shower cubicle with mains-fed dual-head shower and sliding glazed screen, a fully built-in vanity unit with wall and base cupboards, contrasting work surface, hand wash basin with mixer tap and mirror, and a concealed-unit W.C. There are spotlights to the ceiling, an extractor fan, a side-facing obscure glazed window, fully tiled walls and wood-effect LVT flooring. An oak veneer door leads to the hallway.

### **SEPARATE W.C 4'5" apx x 3'1" apx**



Ideal for guests and conveniently positioned next to the bedrooms for evening use, this separate cloakroom comprises a hand wash basin with mixer tap set upon a vanity unit and a low-level W.C. The room is partially tiled with decorative wall tiles and benefits from spot lighting, an extractor fan and wood-effect LVT flooring. An oak veneer door leads to the hallway.

## DOUBLE GARAGE AND DRIVE



A long, wide driveway provides off-road parking for multiple vehicles and leads to a double garage which has an electric up-and-over door, light, power and water supply. There is a rear pedestrian door leading to the garden.

## FRONT GARDEN



The property sits behind a beautifully landscaped front garden featuring shale borders, artificial lawn and a flagged pathway. The garden is enclosed by newly installed fencing, with a gate providing access to the rear.

## REAR GARDEN



Fully enclosed with attractive fencing and backing onto a nature reserve area, this private rear garden features a level artificial lawn, a flagged patio ideal for outdoor furniture, and shale borders providing the perfect space for pots and planters. The garden can be accessed from both rear bedrooms, the dining kitchen and garage alongside the external timber gate leading to the front garden.

### NOTES

The property has been fully refurbished, including a new boiler and heating system, a full rewire, mostly new windows and doors, new internal walls and layout, plastering, decorating and flooring throughout. Oak veneer doors and brushed chrome sockets and switches feature throughout the property. All relevant certificates are available.

### 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.

## **MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: D - Kirklees

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
Garage and Driveway

RIGHTS AND RESTRICTIONS:

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.

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.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to xxx mbps

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

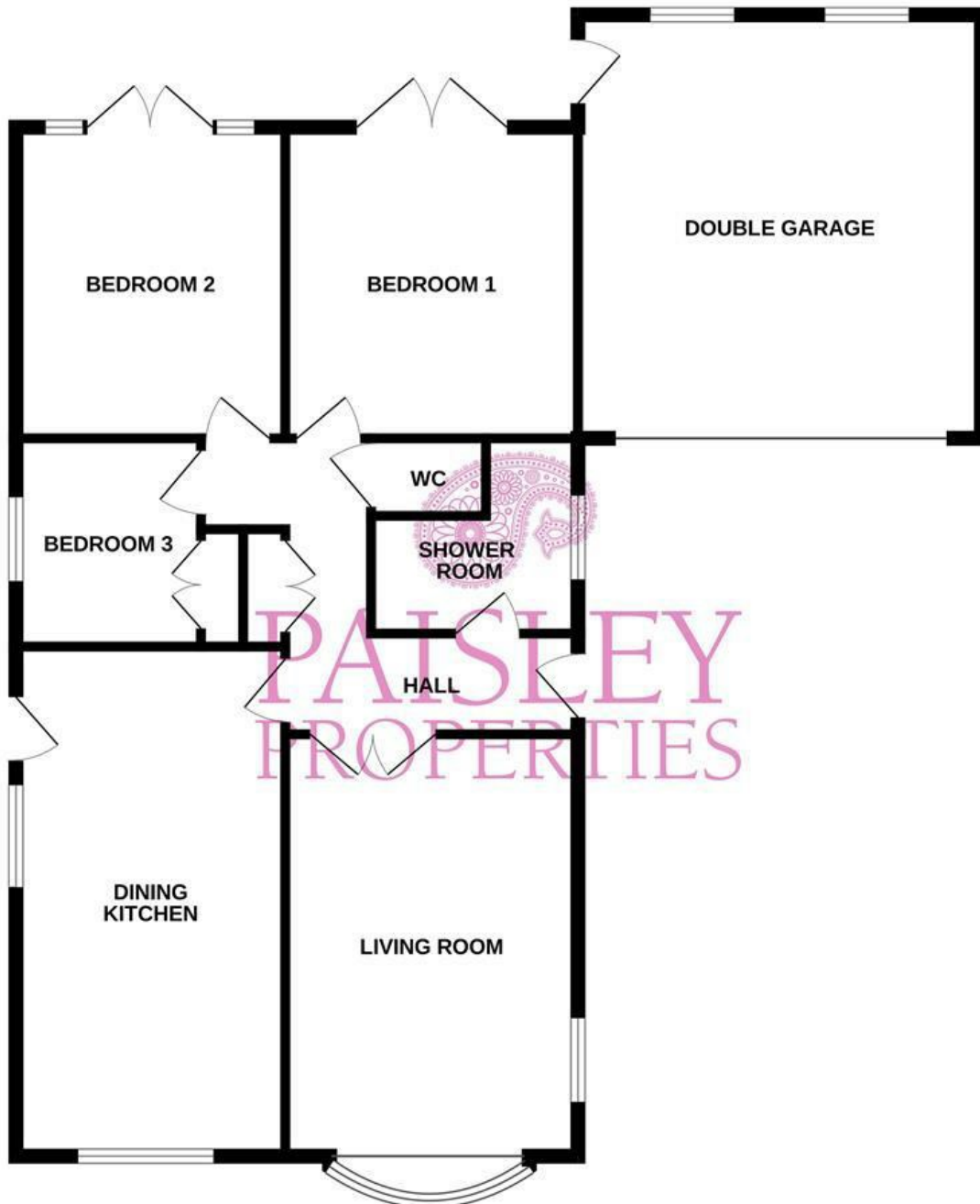
## **PAISLEY PROPERTIES**

Paisley Properties 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.

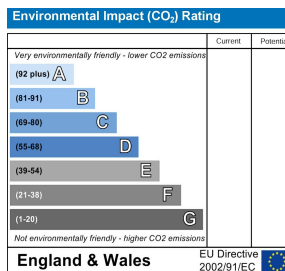
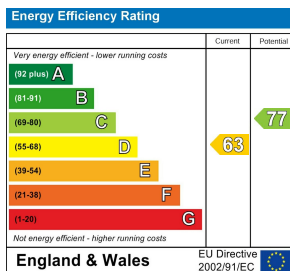
## **PAISLEY MORTGAGES**

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](mailto: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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