

53 Farfield Road,
Almondbury HD5 8TE

£130,000



A FANTASTIC THREE BEDROOM PROPERTY IN MOVE IN CONDITION WITH MODERN DINING KITCHEN AND BATHROOM. THERE IS AN EXTREMELY LARGE GARDEN TO THREE SIDES AND OFF ROAD PARKING.

EPC:D

PAISLEY
PROPERTIES

This superb family home is located on a quiet street, near the centre of the village with a larger than average plot and briefly comprises of:- large lounge with feature fireplace, modern kitchen diner, three good sized bedrooms and contemporary house bathroom. Positioned on an extensive plot, with an off road parking space, this property is sure to impress. Almondbury village centre is only a short distance away and includes a great selection of amenities including shops, pubs, library, nurseries, well regarded schools and has good commuter links into Huddersfield and surrounding towns and cities.

ENTRANCE HALL

You enter the property through a part glazed Upvc door into this inviting hallway, there is space to store coats and laminate wood effect flooring. Stairs ascend to the first floor landing and a door leads to the living room.

LIVING ROOM 13'11" x 15'3"

This spacious living room is flooded with natural light courtesy of the large patio doors which provide access into the garden. There is plenty of space for freestanding furniture and the room has been decorated in neutral tones with wood effect laminate to the floor. The main focal point of the room is the attractive gas fire which sits proudly in its wooden surround. Doors lead to the entrance hall and kitchen.



KITCHEN 7'10" x 18'6"

This superb kitchen is located at the rear of the property and is fitted with a range of cream high gloss wall and base units, wood effect roll top work surfaces and a sink with drainer with mixer tap over. Integrated appliances include an electric oven and grill, four ring gas hob with black extractor fan over and there is plumbing/space for a washing machine and free standing fridge freezer. The room is bright and airy with two rear facing windows looking out over the garden along with ample space for a dining table and chairs. Doors lead to the useful storage cupboard, living room and rear garden.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall into this light and airy landing with window and loft hatch. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 11'5" x 12'10"

Situated to the front of the property, this well-proportioned double bedroom has been tastefully decorated in neutral tones and has a pleasant outlook over the garden from the front facing window. A door leads to the landing.



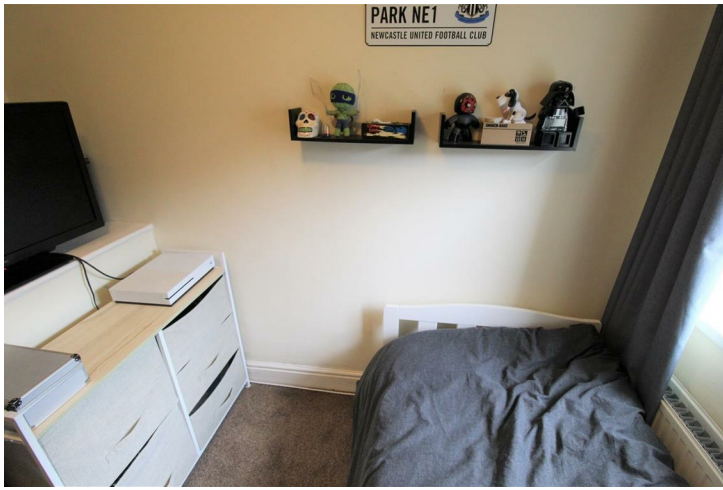
BEDROOM TWO 11'5" x 9'1"

Another excellent double bedroom which is currently used as a nursery, but could accommodate a double bed if required. There is a rear facing window which enjoys views over the extensive garden and there is a continuation of the neutral décor. A door leads to the landing.



BEDROOM THREE 8'5" x 6'8"

A further single bedroom can be found at the front of the property and would make an ideal children's room, home office or hobby room. A window looks over the front garden and door leads to the landing.



BATHROOM 5'7" x 8'10"

This modern and attractive house bathroom comprises of a white bath with shower over, vanity hand wash basin and low level WC. The walls are fully tiled in attractive stone effect tiles with corresponding tiles to the floor with under floor heating, and a chrome heated towel rail completes the room. There is a window to the front and a door leads to the first floor landing.



EXTERNAL

Sit on an excellent plot this property enjoys gardens to three sides, with fenced boundaries giving a good degree of privacy. Being mostly laid to lawn there is also an excellent paved area adjoining the patio doors to the living room, making this space ideal for inside outside living and alfresco dining. There is off road parking for one vehicle.





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.

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.

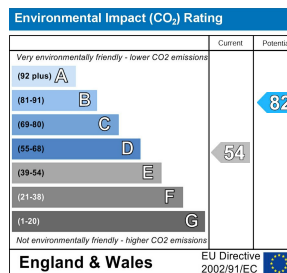
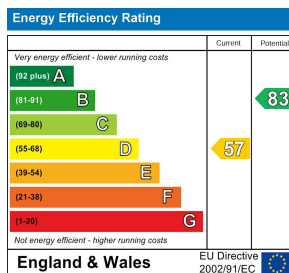
MORTGAGES

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

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



Measurements are approximate. Not to scale. Illustrative purposes only
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