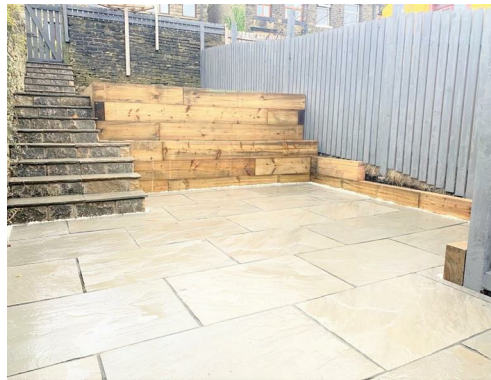


34 Hall Street,
Longwood HD3 4XE

OFFERS AROUND
£200,000



THIS IS A COMPLETELY UNIQUE NEW BUILD PROPERTY BEING BUILT BY A REPUTABLE LOCAL BUILDER AND OFFERS THE OPPORTUNITY TO HAVE AN INDIVIDUAL THREE BEDROOM SEMI DETACHED HOME WITH PARKING AND GARDEN.
ENERGY RATING: TBC

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a composite door into this bright and airy entrance hallway. There is a large front facing window allowing light to fill the room and providing a lovely view over the neighbouring rooftops and beyond. Stairs ascend to the first floor landing and an oak door leads to the living room.

LIVING ROOM 14'7" x 13'1"

This large living room can be found at the front of the property and is decorated in neutral tones with a grey carpet underfoot. There is plenty of space for freestanding furniture and a large window looks over the front of the property with far reaching views. There is a useful under stairs cupboard ideal for storing household items. An oak door leads to the entrance hall and the room is open to the kitchen diner.



KITCHEN DINER 18'0" x 16'8"

This fantastic space is at the rear of the property and is the heart of the home. The kitchen is fitted with a range of modern wall and base units, contrasting laminate work surfaces with matching upstand, designer radiator and resin sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring induction hob with extractor fan over, fridge freezer and dishwasher. The kitchen has been designed to create a breakfast bar which is ideal for entertaining and socialising plus there is also plenty of room for a dining table and chairs to enjoy family meals. Natural light floods the room through the Velux and rear facing windows which also offer pretty views of the garden. Spotlights and wood effect laminate flooring complete the room and an oak door leads to the rear entrance hall and is open to the living room.





REAR ENTRANCE HALL

This functional space is ideal for storing household items and could be adapted to house a washing machine if required. Oak doors lead to the WC and kitchen and a composite door leads to the side of the property and allows access into the garden.

W.C

Fitted with a modern white vanity unit hand wash basin with mixer tap and a low level W.C this handy ground floor cloakroom has tiled splash backs and wood effect laminate flooring. A oak door leads to the rear entrance hall.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to this light and airy first floor landing where there is a ceiling hatch which provides access to the loft space and oak doors give access into the three bedrooms and house bathroom.

BEDROOM ONE 10'9" x 11'0"

This further double room enjoys a continuation of the neutral decor and grey carpet along with plenty of space for free standing furniture. A rear facing window looks over the pretty garden and an oak door leads to the landing.



BEDROOM TWO 10'10" x 10'11"

This good sized double bedroom can be found at the front of the property and has plenty of space for freestanding furniture, neutral décor and a cosy grey carpet underfoot. A large front facing window enjoys far reaching views and an oak door leads to the landing.



BEDROOM THREE 6'6" x 7'2"

This lovely third bedroom is at the front of the property and would make an ideal child's room, home office or dressing room. There is a handy cupboard for additional storage, a front facing window fills the room with light and the neutral décor and grey carpet is carried through. An Oak door leads to the landing.



HOUSE BATHROOM

This luxurious house bathroom is fitted with a white three piece suite which includes a bath with thermostatic rainfall shower head and hand held attachment, vanity unit hand wash basin and WC. The room is partially tiled with attractive grey wall tiles and corresponding tiles to the floor. A side facing window fills the room with light, there is a chrome heated towel rail and spotlights complete the room. An oak door leads to the landing.



FRONT EXTERNAL AND PARKING

To the front of the property is a tarmac drive which provides off road parking for two vehicles. Stone steps lead to the side of the property where the entrance hall can be entered through the composite door. A stone path leads to the side of the property where there is a second composite door which opens to the rear entrance hall, the path continues to the rear garden.

REAR GARDEN

To the rear of the property is an enclosed garden which is mainly laid to lawn with a patio area which is ideal for sitting out in the summer months.

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.

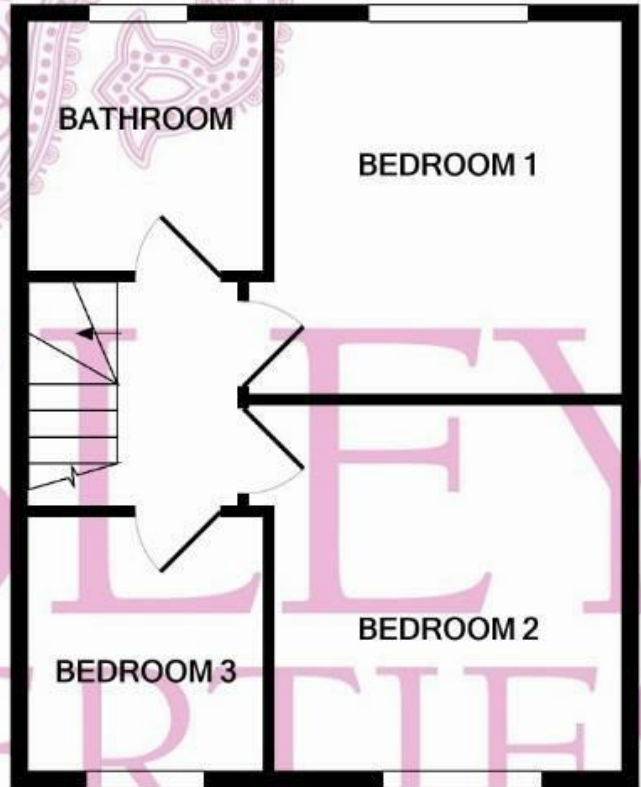
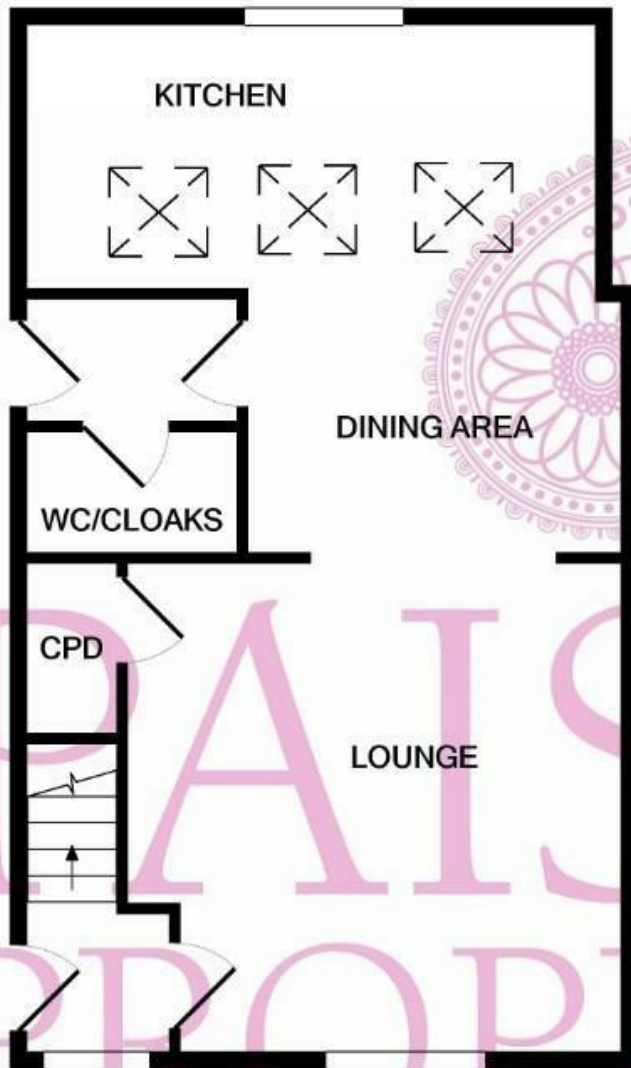
PAISLEY

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. *



GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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