32 Mansion Gardens, Taylor Hill HD4 7RF

OFFERS AROUND £400,000















ELEVATED FROM THE ROADSIDE WITH FAR REACHING VIEWS, THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, TIERED GARDENS, DRIVEWAY AND AN INTEGRAL GARAGE.

LEASEHOLD 999 YEARS - CHARGES £15 PER ANNUM - EXPIRES 2969 / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY PROPERTIES

ENTRANCE HALLWAY





You enter the property through a part glazed upvc door with side window into a welcoming entrance hallway that immediately sets the tone for the beautifully presented accommodation beyond. Bright and airy, this inviting space features a stylish tiled floor, spotlights and tasteful décor, creating a light, modern first impression.
Double doors open into the lounge, enhancing the sense of space and offering an attractive open-plan feel while retaining the flexibility to separate the rooms when desired. Doors open through to the living dining kitchen, ground floor W.C and a cloakroom ideal for storing outdoor clothing.

LOUNGE 21′4″ max x 12′1″ max





This generous size reception room spans the front of the property and provides pleasant far reaching views from its bay style window. This nicely presented room has a great amount of space to accommodate free standing furniture and double doors lead through to the entrance hallway.

GROUND FLOOR W.C 6'2" apx x 3'6" apx




This handy ground floor W.C comprises of a pedestal hand wash basin with mixer tap, low level W.C and a side facing obscure window. Tile flooring runs underfoot, there are spotlights to the ceiling and a door opens to the hallway.

DINING KITCHEN 30'7" max x 12'6" max




The true heart of the home is the impressive open-plan living, dining and kitchen area stretching across the full width of the rear of the property, creating a fantastic space for both everyday family life and entertaining.The stylish kitchen is fitted with a range of walnut units complemented by sleek granite work surfaces with bevelled metro tile splashbacks. A peninsula island has an inset stainless steel sink and provides extra storage, practicality and a natural gathering point. Integrated appliances include a large dual fuel oven with extractor over, a dishwasher and a fridge freezer. The centre of the room provides ample space for a dining table chairs, while the living area offers a cosy yet spacious retreat centred around a feature fireplace. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living, with large windows and recessed spotlighting ensuring the room is flooded with natural light throughout the day. Tile flooring flows underfoot and an open staircase adds a contemporary architectural feature, completing this beautifully presented and highly sociable living space.







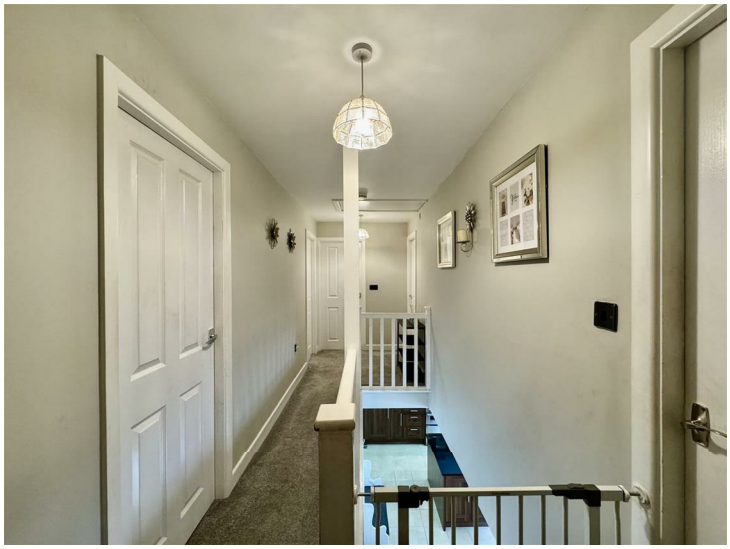






FIRST FLOOR LANDING





A staircase ascends from the living dining kitchen to the spacious first floor landing with a conveniently placed utility area which has plumbing for a washing machine and space for a tumble dryer. Doors lead to the four double bedrooms and the house bathroom. A hatch gives ladder access to the partially boarded loft.

BEDROOM ONE 10′0″ max to sliding wardrobe x 9′4″ max

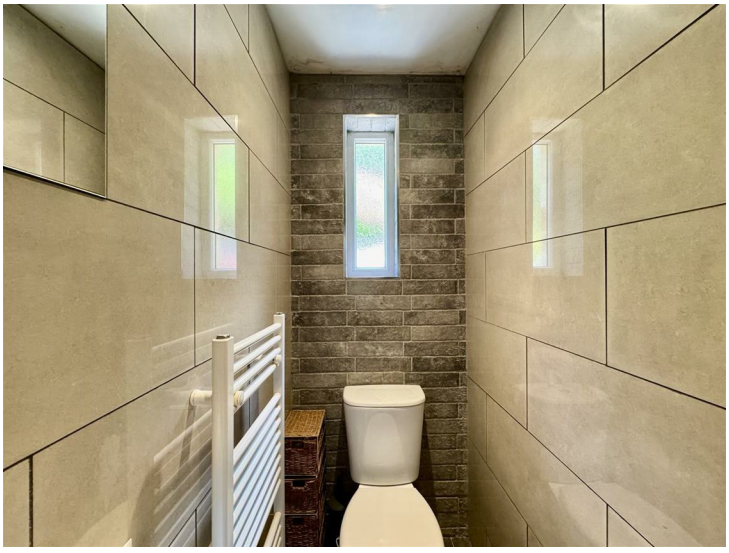




A beautifully presented double bedroom, enjoying a pleasant outlook over the rear garden. The room offers space for freestanding furniture and benefits from a bank of double depth sliding wardrobes, providing excellent storage while maintaining a sleek and contemporary feel.
Adding a unique touch, one of the sliding wardrobe doors cleverly conceals the entrance to a hidden ensuite shower room, creating a stylish and discreet feature and a door leads back through to the landing.



ENSUITE SHOWER ROOM 9'4" max x 2'10" max





This well-appointed ensuite comprises of a waterfall shower with glass screen, vanity hand wash hand basin, towel radiator, storage shelving and a low level WC. The room has attractive wall tiles and complementary tile underfoot. There are spotlights to the ceiling and a rear obscure window.

BEDROOM TWO 13'10" max x 9'4" max





Situated to the front of the property with far reaching views, this good sized double bedroom has space for freestanding furniture and a door leads through to the hallway.



BEDROOM THREE 12′2″ max x 9′4″ max




Located at the front of the property, this light and airy double bedroom has lovely far reaching views and provides ample room for bedroom furniture. Walnut effect laminate flows underfoot and a door leads through to the landing.

BEDROOM FOUR 9′6″ max x 9′4″ max



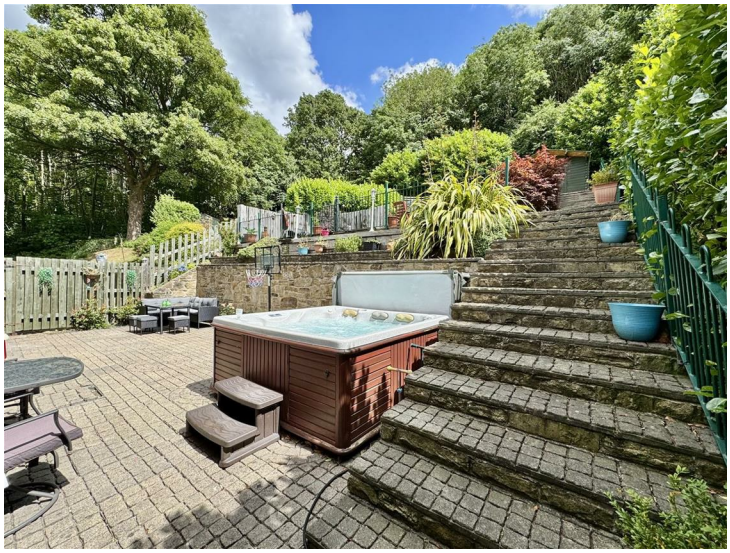

Another well presented double bedroom, positioned to the rear of the property with a view over the garden and with ample space for bedroom items. A door leads through to the landing.

BATHROOM 7'1" apx x 6'4" apx




The modern family bathroom comprises of a white three piece suite including a bath with shower over and curved glass screen, a pedestal hand wash basin with mixer tap, towel radiator and a low level W.C. The bathroom has spotlights and mood lighting to the ceiling, is fully tiled and has contrasting tile flooring underfoot. An obscure side window allows light to flow through and a door leads to the landing.

REAR GARDEN

Outside, the well maintained tiered gardens have been thoughtfully designed to provide a variety of areas in which to relax and entertain, from paved seating terraces to attractive planted borders and a large astro turf lawn with ample space for garden furniture. Included within the sale are the hot tub and summer house, allowing the next owners to enjoy this wonderful outdoor space from day one.













EXTERNAL FRONT, GARAGE AND DRIVEWAY





Accessed by a driveway with parking for one vehicle which leads to the single integral garage with an up and over door, power, light and water tap.
A raised garden area offers space to sit out and for decorative pots and planters.
Stone steps ascend to the front of the property which offers fantastic far reaching views over the cul de sac and rooftops beyond and a pathway gives access to the rear garden.

***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 Years
Start date - 01/01/1970
Years remaining - 943

ADDITIONAL COSTS:
Ground rent - £15 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
None known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property.

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.
*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 xxx mbps

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

AGENT NOTES - ALMONDBURY
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

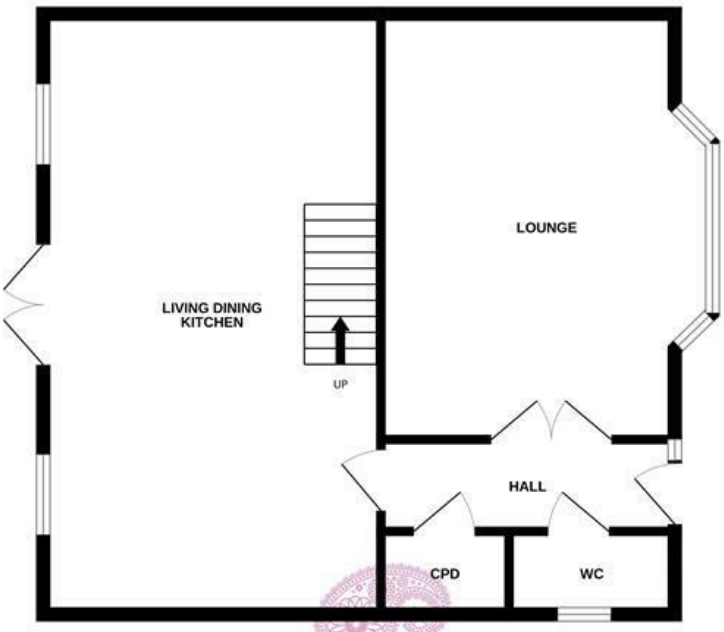
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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 - PAISLEY / ALMONDBURY
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.

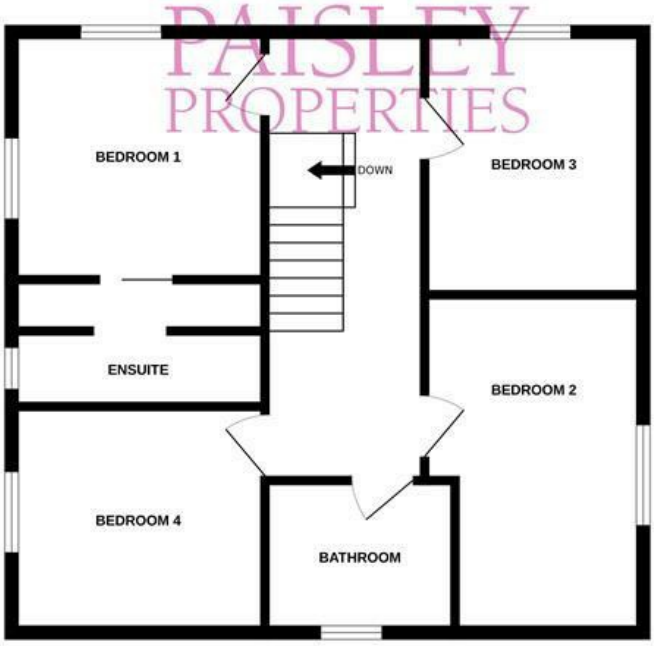
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES - PAISLEY / ALMONDBURY
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.

GROUND FLOOR

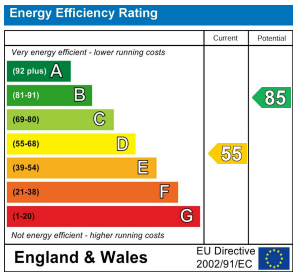


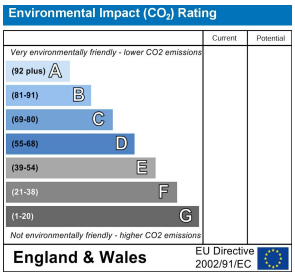
1ST FLOOR



PAISLEY PROPERTIES

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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