11 Goldcrest Court, Netherton HD4 7LN

OFFERS OVER
£250,000















A SEMI DETACHED TWO BEDROOM BUNGALOW WITH ATTIC ROOM, GARAGE AND GENEROUS GARDENS WITHIN PLEASANT CUL DE SAC CLOSE WITHIN POPULAR VILLAGE. NO CHAIN.

FREEHOLD / COUNCIL TAX BAND: C / EPC: E

PAISLEY PROPERTIES

SIDE ENTRANCE PORCH 5'9 x 2'10



Affording a useful side entrance with timber double glazed double door, space for hanging having tiled flooring and further timber and glazed door leading into hallway.

HALLWAY





A glazed timber door leads into this welcoming hallway which includes useful understairs storage, wall mounted electric storage heater, stairs with spindled bannister to first floor and doors to ground floor rooms.

LIVING ROOM 10'10 x 14'11 apx





Positioned to the front of the property this is a good sized room with space for free standing furniture, gas fire set within decorative surround and having double glazed windows to front and side elevations.





KITCHEN 10'9 x 9'0 maximum





Positioned to the rear and fitted with a comprehensive range of wall, base and drawer units with contrasting granite effect work surfaces and tiled splashbacks, inset single drainer stainless steel sink unit, integrated electric oven, four ring gas hob, wood effect flooring underfoot, internal door to garage and double glazed window overlooking the rear garden.



BEDROOM ONE 13'9 x 8'8 maximum





Positioned to the front, being of a good size and including fitted wardrobes, and double glazed window to the front.



DINING ROOM/ BEDROOM TWO 9'6 x 9'1 maximum





Being positioned to the rear and currently presented as a dining room but equally useable as a second bedroom having space for free standing furniture, useful serving hatch to kitchen and double doors leading to rear garden.



SHOWER ROOM 5'6 x 7'1 apx




Being furnished with a three piece suite with part tiled surround comprising a low level w.c, pedestal hand wash basin, shower cubicle housing electric shower unit, electric towel rail radiator and extractor fan.

FIRST FLOOR LANDING
Stairs ascend from the hallway to a spacious landing with fitted storage cupboard, further eaves storage and door to attic room.

ATTIC ROOM 13'0 x 10'4 maximum




Currently presented as a bedroom but affording a host of uses having fitted electric storage heater and Velux style roof window to the side.



ATTACHED GARAGE 15'9 x 10'1 apx
Accessed internally via the kitchen or to the front via the up and over door having full power, lighting, rear window and side door giving access to rear garden.

FRONT,DRIVEWAY & GARAGE





The property occupies a large plot having a sizeable front garden which is mainly laid to lawn with mature planting and trees and driveway providing multi vehicle tandem parking leading to the attached garage.

REAR GARDEN




Being of a good size and having been thoughtfully landscaped to include paved seating areas with gravel borders, shaped central lawn with well stocked borders.






***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band C

PROPERTY CONSTRUCTION:
Reconstituted Stone and block

PARKING:
Driveway and garage parking

DISPUTES:
There have not been any neighbour disputes

RIGHTS OF WAY:
We are advised that there are no rights of way.

BUILDING SAFETY:
There have been alterations to the property by way of an attic room and staircase to the first floor. Buyers advised to enquire regarding historic works or alterations.

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.

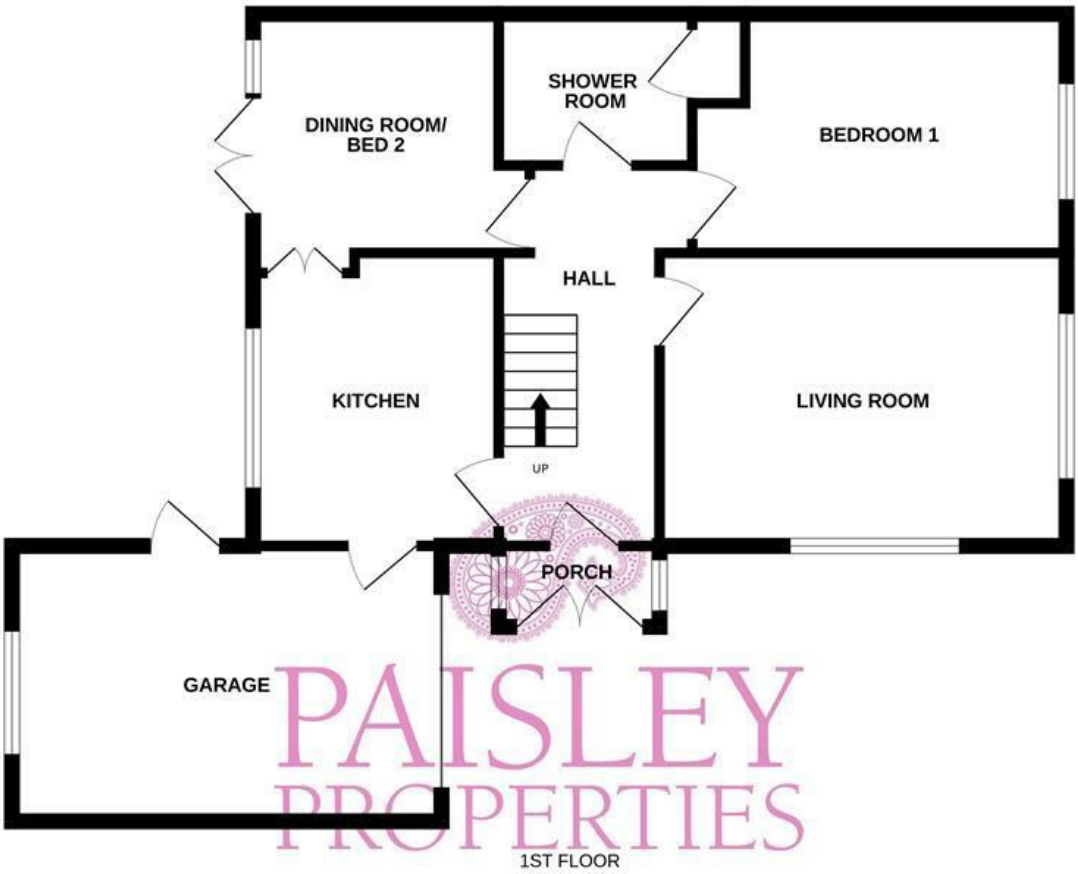
UTILITIES:
Water supply - Mains water
Sewerage - Mains sewerage
Electricity - Mains
Heating Source - Mains Gas
Broadband - TBC

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

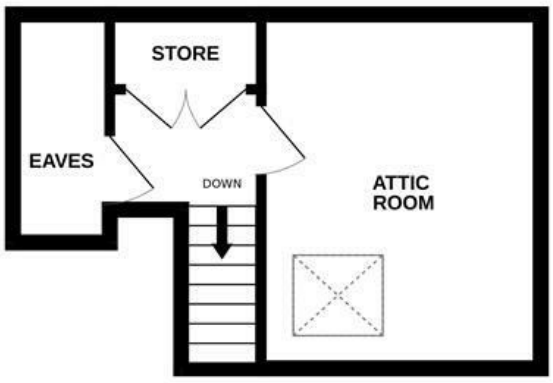
PAISLEY
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information 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.

AGENTS NOTE
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.

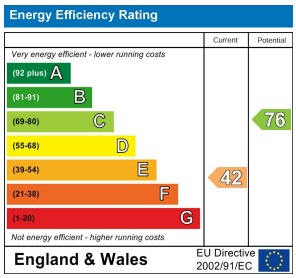
GROUND FLOOR

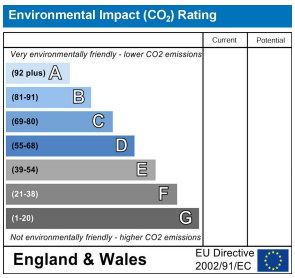


1ST FLOOR



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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PROPERTIES