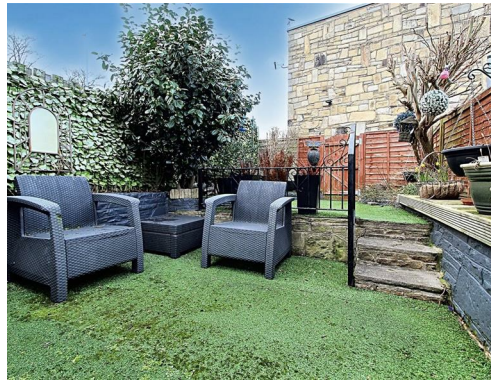


74 Westgate,
Almondbury HD5 8XJ

OFFERS AROUND
£150,000



LOCATED WITHIN WALKING DISTANCE OF ALMONDBURY VILLAGE AND LOVED FOR OVER 35 YEARS, THIS CHARMING TWO DOUBLE BEDROOM MID TERRACE PROPERTY IS BEAUTIFULLY PRESENTED, BOASTS SPACIOUS LIVING ACCOMMODATION THROUGHOUT, WELL MAINTAINED GARDENS AND GARAGE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE VESTIBULE

You enter the property through a upvc part glazed door into this welcoming entrance vestibule where there is space to remove outdoor clothing. There is tile flooring underfoot and a door leads through to the lounge.

LOUNGE 27'0" x 11'11" max

This extremely generous size lounge has a brick effect fireplace housing an electric fire and ample space for freestanding living room furniture. A large window looks out over the front garden and doors lead through to the inner hall, dining kitchen and an understairs storage cupboard ideal for household items.



DINING KITCHEN 11'11" x 10'5" max

Located to the rear of the property is this light and airy dining kitchen which has a range of pale grey wall and base units, contrasting worktops with tile splash backs and composite sink and drainer with mixer tap over. The kitchen benefits from numerous integrated appliances such as an electric oven and grill, four ring ceramic glass hob with extractor fan above, fridge freezer and plumbing for a slimline dishwasher. A window allows light to flow through the space and gives a pleasant outlook over the rear garden. To the other side of the dining kitchen is space for a dining table with fitted bench seating. Doors lead through to the lounge and rear porch.



REAR PORCH 6'11" x 4'6" max

Accessed from the kitchen is this useful rear porch which has space for seating, plumbing for a washing machine and provides extra storage. A door opens to the rear garden.



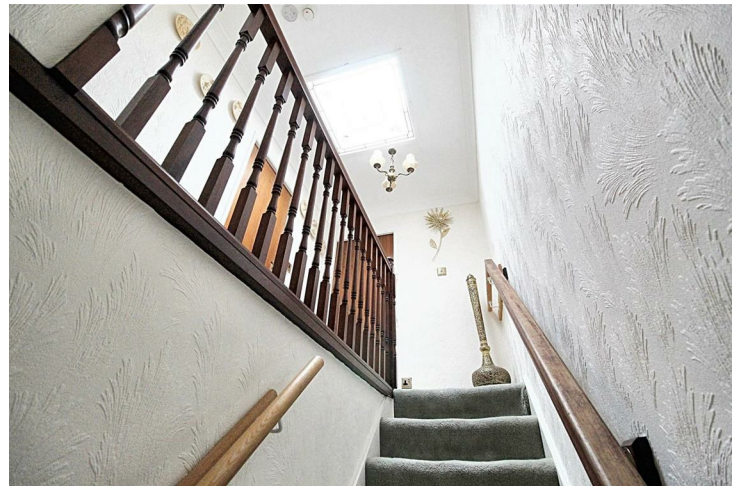
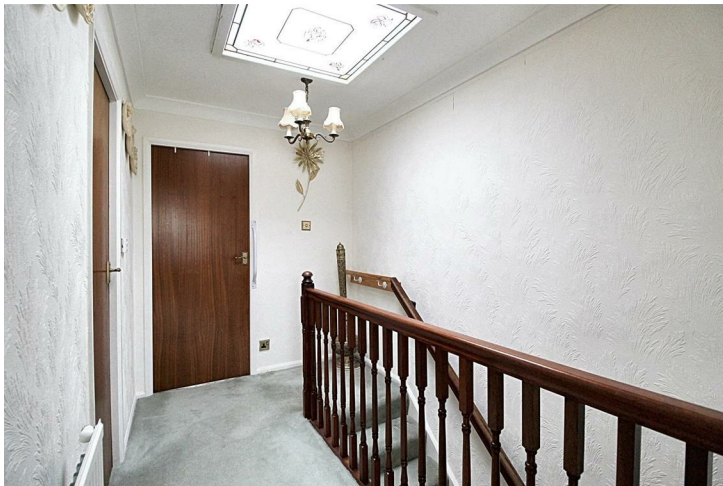
GROUND FLOOR W.C 4'2" x 2'7" max

This handy room comprises of a low flush W.C, inset hand wash basin and is fully tiled. A door leads through to the inner hall.



FIRST FLOOR LANDING

Stairs ascend from the kitchen to the first floor landing with timber balustrade, sky light to the ceiling and doors lead through to two double bedrooms and the house shower room.



BEDROOM ONE 11'3" x 9'10" to fitted wards

Located to the front of the property is this nicely presented double bedroom with a bank of fitted wardrobes, drawers and a dressing table, a large window overlooks the front garden, street scene below and a door leads through to the landing.



BEDROOM TWO 11'10" x 10'7" to fitted wards

Another good sized double bedroom situated at the rear of the property which has neutral decor, a bank of fitted wardrobes with dressing table, bulk head storage and space for freestanding furniture. A rear facing window has a lovely view over the rear garden and a door leads through to the landing.



SHOWER ROOM 10'1" x 5'4" max

This attractive shower room features a three piece white suite comprising of a vanity hand wash basin with storage and mixer tap, low level W.C and double shower with sliding glass screen. The room is fully tiled, has a sky light in the ceiling, chrome heated towel radiator, floor to ceiling and overhead storage cupboards ideal for towels, bed linen and toiletries. A door leads through onto the landing.



REAR GARDEN

To the rear of the property there is a pretty fence enclosed garden which is tiered and provides space for outdoor dining and entertaining. There is astroturf underfoot, raised flowerbeds and well maintained plants and bushes. A timber gate provides access to the rear of the property.



EXTERNAL FRONT AND GARAGE

To the front of the property is a tiered astroturf garden with colourful plants, shrubs and bushes separating the spaces with space to sit out and for pots/planters.

A short walk from the property is a single garage with up and over door.



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.

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 to arrange an appointment.

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

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.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, A

PROPERTY CONSTRUCTION:

PARKING: GARAGE

UTILITIES:

*Water supply & Sewerage - MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS

*Broadband & Mobile -

BUILDING SAFETY:

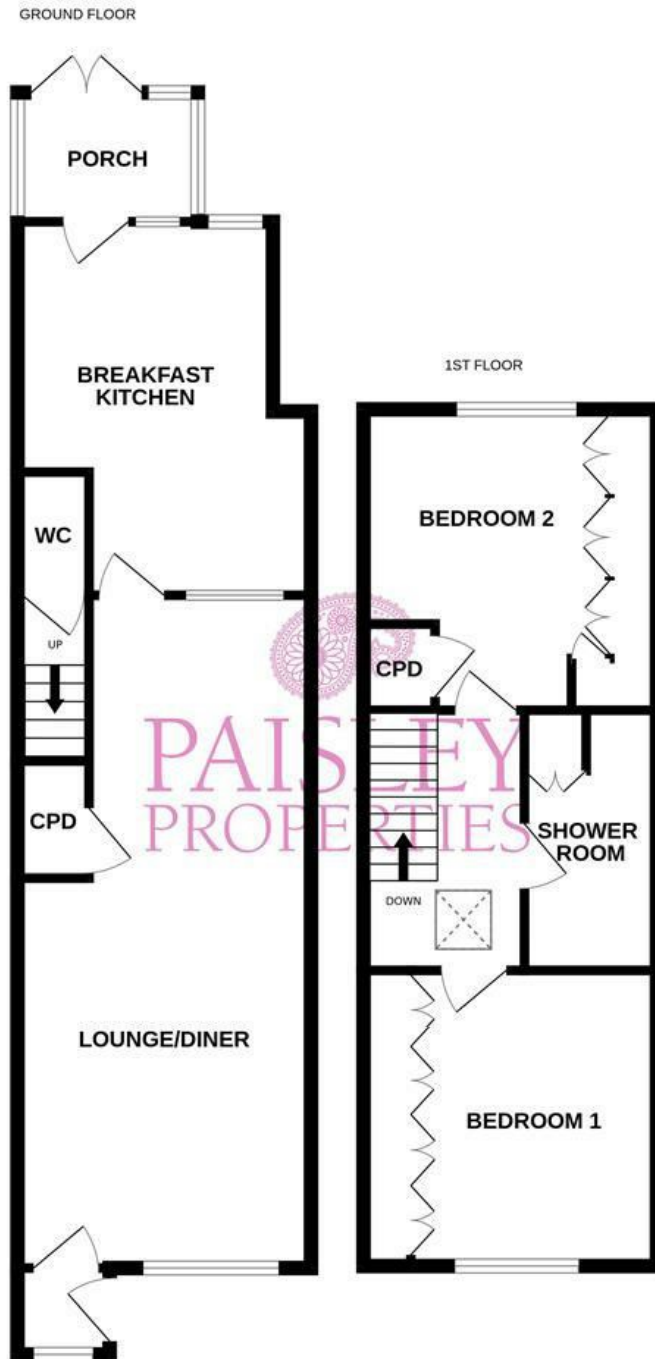
RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

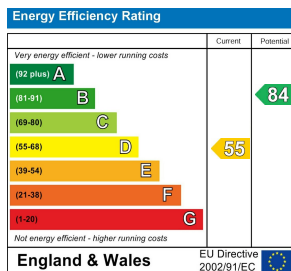
PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:



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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www.paisleyproperties.co.uk

Skelmanthorpe Office:
 17 Commercial Road,
 Skelmanthorpe, HD8 9DA
 t: 01484 443893

Almondbury Office:
 75-77 Northgate,
 Almondbury, HD5 8RX
 t: 01484 443922

Mapplewell Office:
 4 Blacker Road,
 Mapplewell, S75 6BW
 t: 01226 395404

