

24 Stoney Cross Street,  
Taylor Hill HD4 6EY

OFFERS OVER  
£180,000



THIS CHARMING THREE BEDROOM END OF TERRACE FAMILY HOME IS BEAUTIFULLY PRESENTED THROUGHOUT AND BOASTS "MOVE IN READY" LIVING ACCOMMODATION, LOW MAINTENANCE GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a composite part glazed door into this welcoming entrance hallway which really does set the scene for the accommodation on offer. There is space to remove outdoor clothing, a door opens to the living room and a staircase with a characterful arch and timber balustrade ascends to the first floor landing.



## LIVING ROOM 15'4" x 13'3" max

This spacious reception room is beautifully presented with high ceilings, picture rails, ceiling rose and has an inset fireplace housing an electric stove fire with a tile hearth and stone mantle. There is a great amount of space to accommodate free standing furniture and alcoves to either side of the chimney breast. A large window allows natural light to flow through the space and a door leads through to the kitchen.





### **KITCHEN 10'9" x 8'11" max**

This recently fitted kitchen has stylish navy wall and base units, contrasting roll top work surfaces and a composite sink and drainer with hot water mixer tap over. Integrated appliances include a NEFF electric oven and microwave, four ring electric hob with extractor fan over, fridge freezer, washing machine and dishwasher. A window gives a view in to the conservatory and attractive tile flooring completes the room. Doors open to the conservatory, living room and the cellar head.



### **CELLAR 15'5" x 7'1" max**

This good sized cellar has light, power and is great for additional storage or extra fridge freezer space if desired.

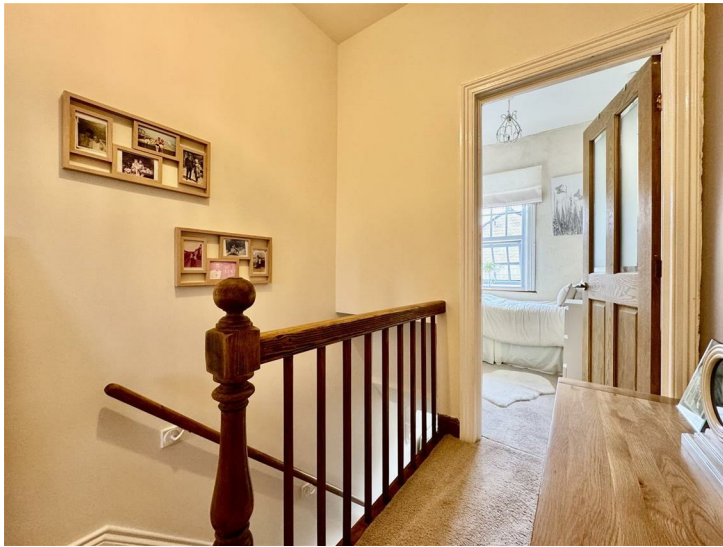
### **CONSERVATORY 10'9" x 9'0" max**

Flooded with light and accessed from the kitchen is this great addition to the home providing extra space to dine, entertain or to relax. A patio door opens out to the rear garden.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing with side aspect window, space for freestanding furniture, loft hatch with ladder access and doors lead through to three bedrooms and the house shower room.



### **BEDROOM ONE 15'4" x 9'7" max**

Tastefully decorated and positioned to the front of the property is this generous double bedroom with a decorative cast iron fireplace, ample space for freestanding bedroom furniture, a window giving views of the street scene below and a door leads on to the landing.



**BEDROOM TWO 7'8" x 6'4" max**

This neutrally decorated, good size single bedroom is located at the front of the property with room for bedroom furniture, bulk head storage and a door leads on to the landing.



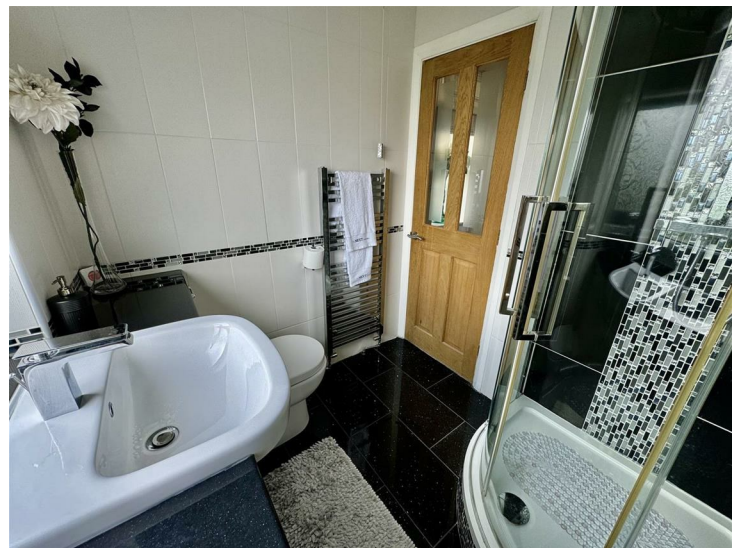
**BEDROOM THREE 8'11" x 7'11" max**

Currently used as a dressing room with garden views is this bright single bedroom with space for freestanding furniture, timber flooring underfoot and a door leads on to the landing.



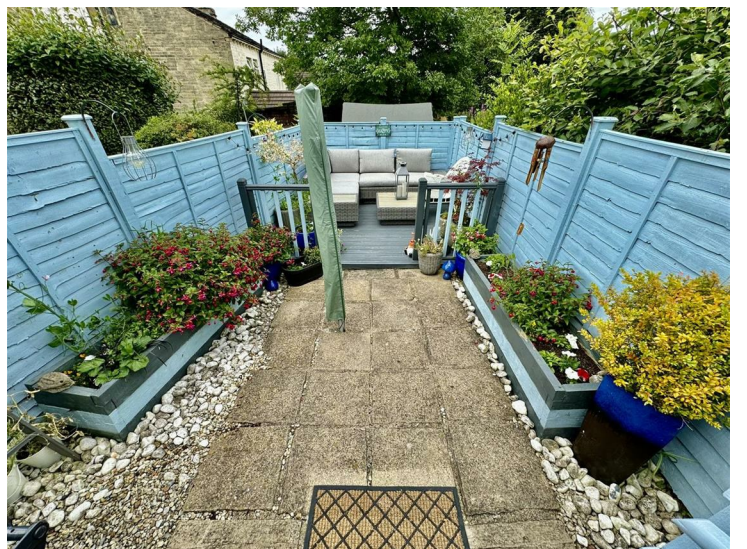
### **SHOWER ROOM 6'4" x 5'10" max**

This stylish bathroom is fully tiled and comprises of a three piece white suite including a corner waterfall shower and glass screen, low flush W.C, hand wash basin with mixer tap sat on a large vanity unit, rear obscure window, chrome heated towel radiator and complimentary tile flooring underfoot completes the look. A door leads on to the landing.



## REAR GARDEN

This lovely fence enclosed garden has a range of spaces to enjoy. A patio area with pebbled borders ideal for outdoor dining and raised decking with ample space for garden furniture.



## EXTERNAL FRONT

You enter through a timber gate to a low maintenance artificial lawn garden ideal for decorative pots/plants.



## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, A

PROPERTY CONSTRUCTION: STONE

PARKING: ON STREET

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:

## **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.

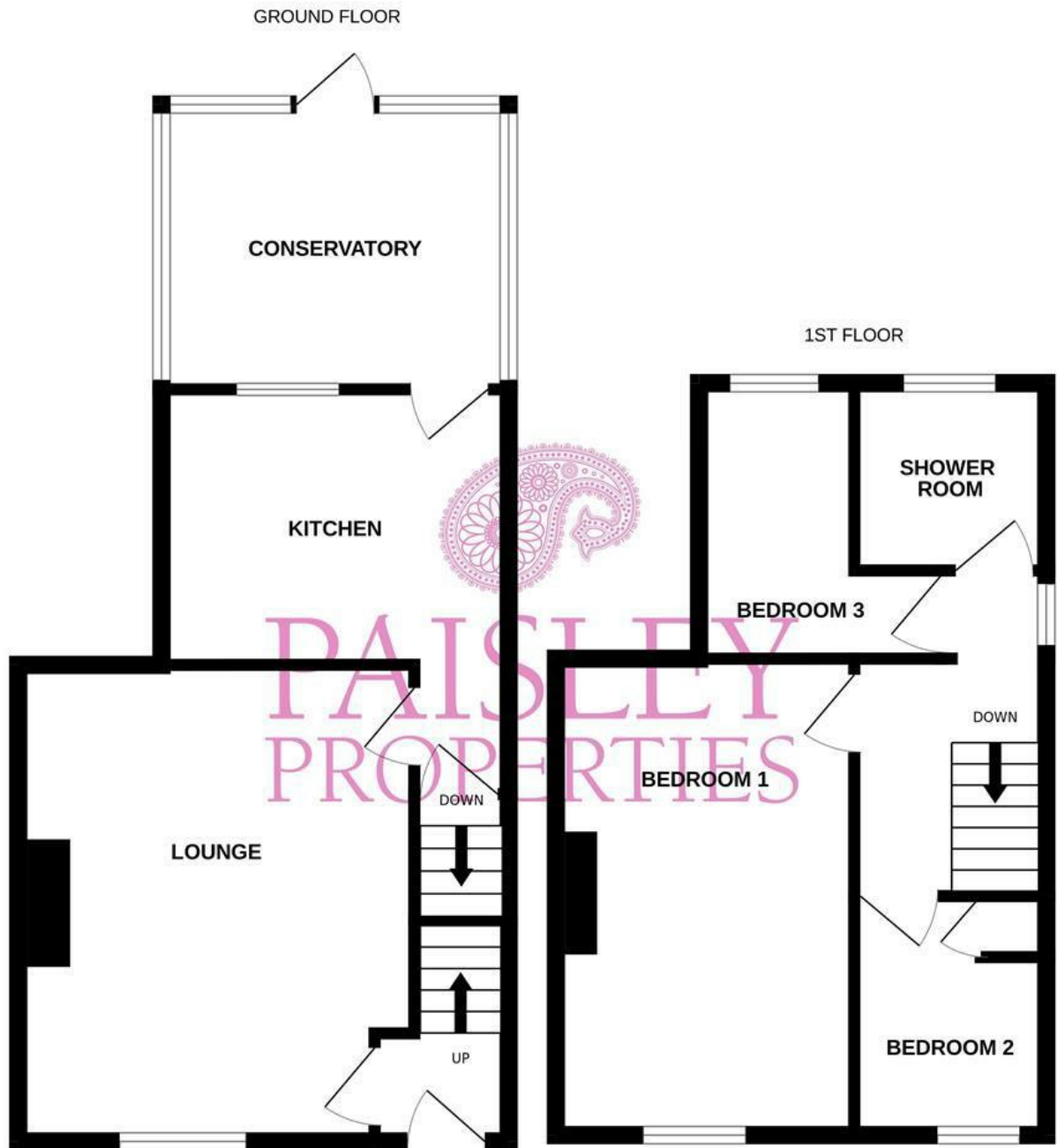
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	86
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	86
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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