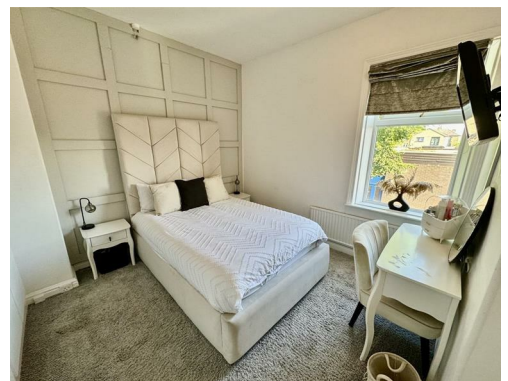


5 Summer Street,
Netherton HD4 7JG

OFFERS AROUND
£190,000



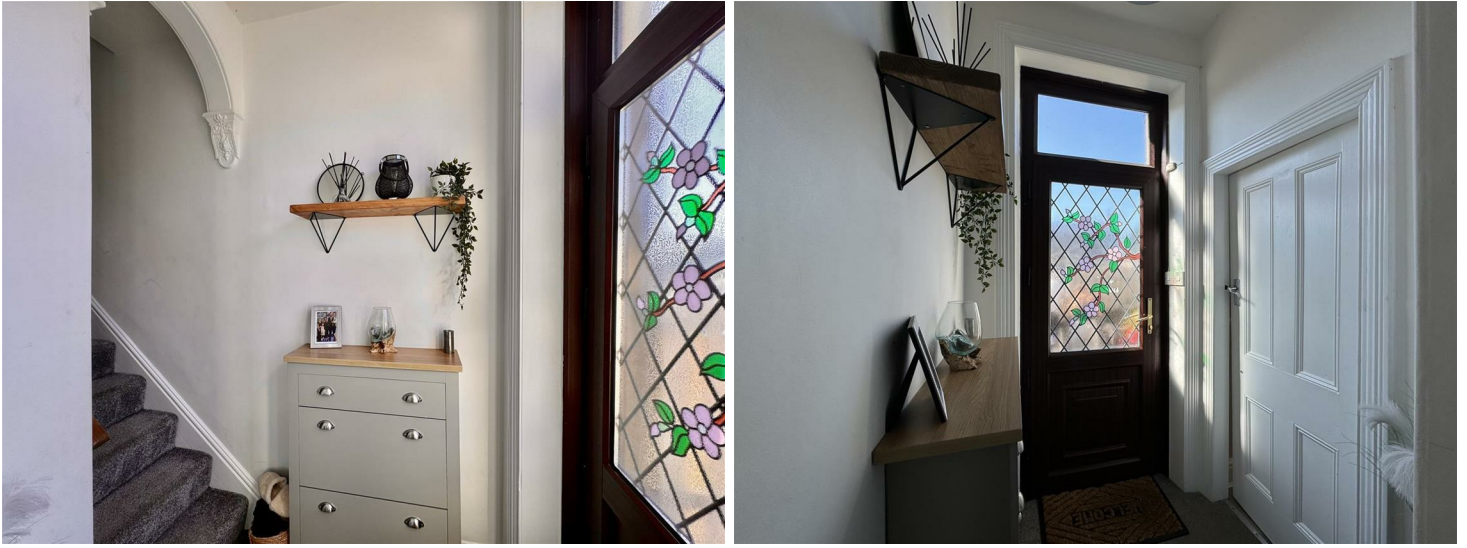
LOCATED IN POPULAR NETHERTON AND IMMACULATELY PRESENTED THROUGHOUT IS THIS THREE BEDROOM MID TERRACE PROPERTY WHICH BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A LOW MAINTENANCE PATIO GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed upvc door into this welcoming entrance hall which has space to remove outdoor clothing and footwear. A staircase with a characterful arch ascends to the first floor landing. A door leads through to the living room.



LIVING ROOM 15'1" x 14'0" max

This beautifully presented reception room is light and airy courtesy of the large front facing window which gives a view to the front patio. The room has a timber fire surround with marble hearth housing a gas fire and two alcoves providing extra storage space. There is plenty of room for free standing living room furniture, herringbone laminate flooring flows underfoot and doors lead back through to the entrance hallway and through to the dining kitchen.



DINING KITCHEN 8'3" x 17'1" max

Spanning the rear of the property, this stylish kitchen has been recently fitted and has a range of dark grey wall and base units, contrasting granite work surfaces with matching upstands and an inset porcelain sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan over and a fridge freezer. There is also plumbing for a washing machine. To the side of the kitchen is space for a family dining table and chairs and a useful under-stairs cupboard ideal for storing larger household items. Stunning polished concrete tile flooring completes the room. A doorway leads back through to the lounge and an external door opens out to the back lane.



FIRST FLOOR LANDING

A staircase ascends from the entrance hall to the neutrally decorated first floor landing which has a hatch giving access to the loft and doors lead to the three bedrooms and the house bathroom.

BEDROOM ONE 11'2" x 10'0" max

Located to the rear of the property with a window offering roof top views is this elegant double bedroom with a feature panelled wall. The room has space for freestanding bedroom furniture and a bank of fitted wardrobes. A door leads to the landing.



BEDROOM TWO 11'9" x 9'10" max

Another generous size neutrally decorated double bedroom positioned to the front of the property with views over the patio and street scene beyond. There is ample space for freestanding furniture and a door leads to the landing.



BEDROOM THREE 8'6" x 6'10" max

Located at the front of the property is this charming single bedroom with space for freestanding furniture and a door leads to the landing.



BATHROOM 6'3" x 5'2" max

This contemporary bathroom is fitted with a three-piece suite, including a bath with hand held shower attachment, porcelain hand wash basin with mixer tap sat on a vanity unit and a low level W.C. The room has a chrome heated towel radiator, is partially tiled with complimentary tile flooring underfoot and has spotlighting to the ceiling. A rear obscure window allows light to flow through and a door leads to the landing.



EXTERNAL REAR

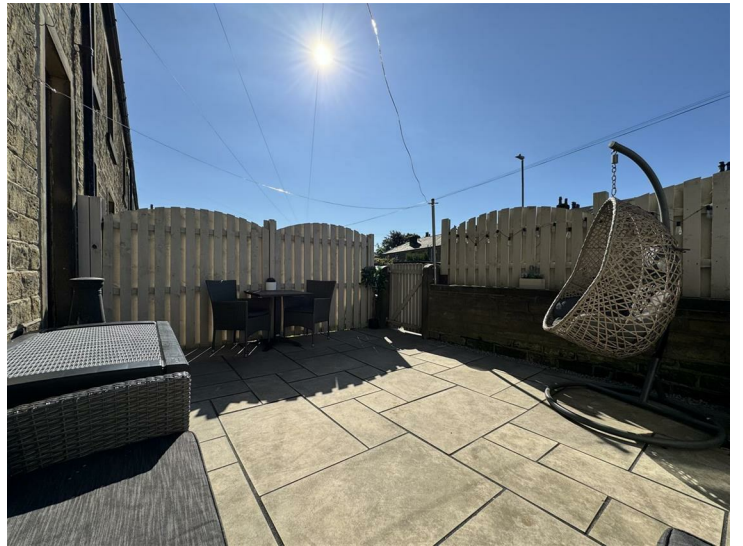
To the rear of the property is a back lane which has shared access by foot. The property has a patio area with pergola ideal for sitting out, pots/planters and space for a timber outbuilding.



EXTERNAL FRONT AND PARKING

To the front of the property is an attractive and low maintenance fence enclosed patio ideal for outdoor dining and with ample space for garden furniture.

The property has on street parking.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, B

PROPERTY CONSTRUCTION: STONE

PARKING: ON STREET

UTILITIES:

*Water supply & Sewerage - MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS/ELECTRIC

*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.

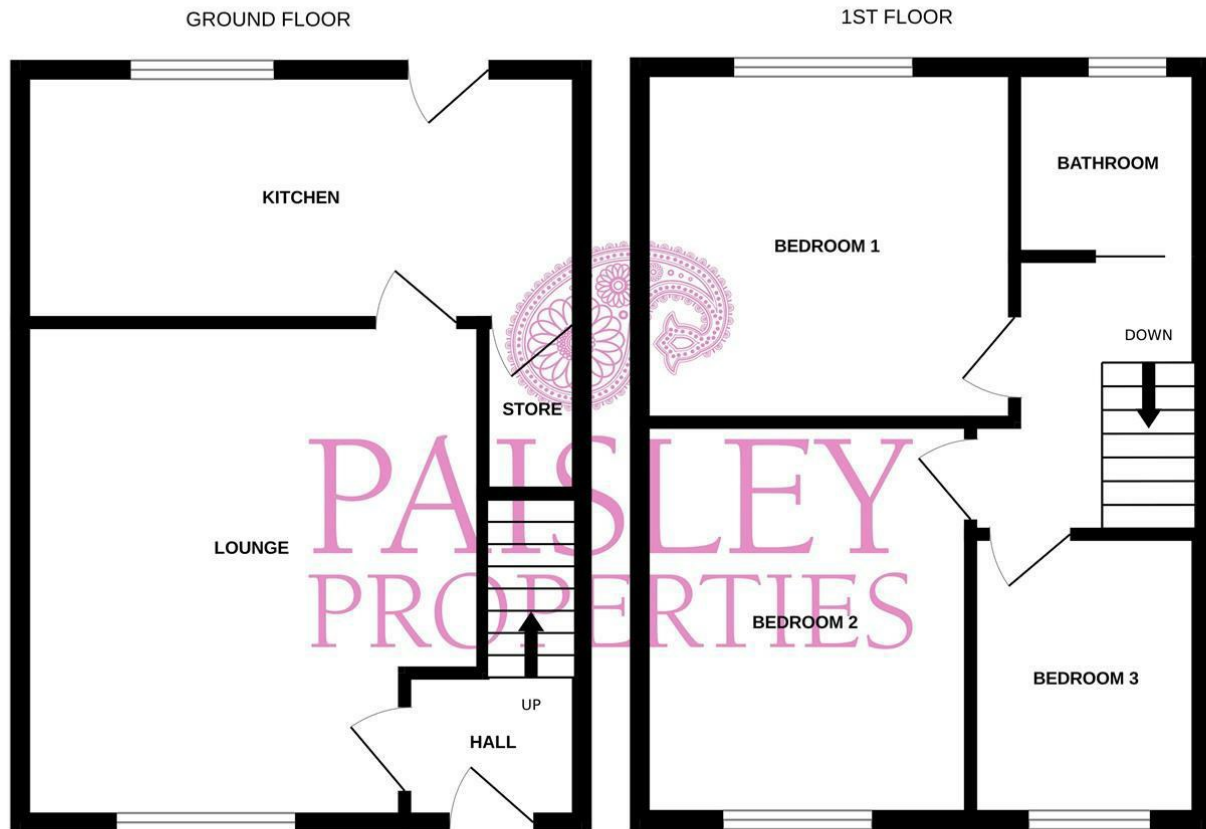
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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 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) 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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