

44 Westgate,
Almondbury HD5 8XJ

OFFERS AROUND
£170,000



THIS CHARMING TWO BEDROOM GRADE II LISTED PROPERTY IS BEAUTIFULLY PRESENTED THROUGHOUT, BOASTS A LOVELY PATIO GARDEN, IS BURSTING WITH CHARACTERFUL FEATURES AND HAS ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a timber door into this welcoming entrance hallway where there is space for coat and shoe storage, practical tile flooring underfoot and a door leads through to the lounge. Stairs with a timber balustrade ascend to the first floor landing.

LOUNGE 15'0" x 13'1" max

This generous size lounge offers ample space for living room and dining furniture if desired. The room is decorated in soft neutral tones and is light and airy courtesy of the front facing mullion style windows. There is a beautiful gas stove which sits within a quaint inglenook style brick fireplace with black granite hearth creating a lovely focal point to the room. Alcoves to either side of the chimney breast provide further room for freestanding furniture and exposed timber ceiling beams add to the characterful cottage feel. Doors lead through to an handy understairs store which has space for household items or extra fridge or freezer, back through to the entrance hallway and an opening leads through to the kitchen.



KITCHEN 9'1" x 7'9"

This attractive kitchen has been fitted in recent years and has a range of sage wall and base units, oak work surfaces and a composite sink and drainer with swan neck mixer tap over. There is a built in electric oven with four ring gas hob and extractor fan over, integrated fridge and plumbing for a washing machine. A side facing window provides a view to the garden and tiled flooring flows underfoot. Exposed beams and high ceilings complete the room and a timber stable door opens out to the rear garden.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing with high ceilings, exposed beams, space for freestanding furniture and a useful storage cupboard to store towels and bed linen. Doors lead through to the two bedrooms and house bathroom.



BEDROOM ONE 11'9" x 10'0" max

Positioned to the front of the property this spacious double bedroom is well proportioned and offers space for freestanding bedroom furniture. It is nicely presented in neutral tones, has exposed beams, characterful mullion front facing windows give a view of the street scene below and a door leads through to the landing.



BEDROOM TWO 11'9" x 4'9" max

A bright single bedroom positioned to the rear of the property with garden views, exposed beams, space for freestanding furniture and a door leads on to the landing.



BATHROOM 6'3" x 5'0" max

This modern bathroom is fitted with a white three piece suite including a bath with hand held shower attachment, vanity hand wash basin and low flush W.C. There are exposed brick, tiles and panelling to the walls, obscure front facing mullion windows, vinyl tile flooring and a door leads onto the landing.



REAR GARDEN

This lovely cottage garden can be accessed from the side of the property or through the kitchen. A good size patio area is ideal for outdoor dining with space for garden furniture, space for a timber outbuilding and surrounded by colourful flowerbeds. To the side of the property is an outdoor tap and raised beds ideal for growing vegetables.



EXTERNAL FRONT

To the front of the property is space for pots/planters and a fenced area to store the bins. A timber gate leads to the rear garden.

The property has on street parking.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, A

PROPERTY CONSTRUCTION: STONE, BRICK & RENDERED

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.

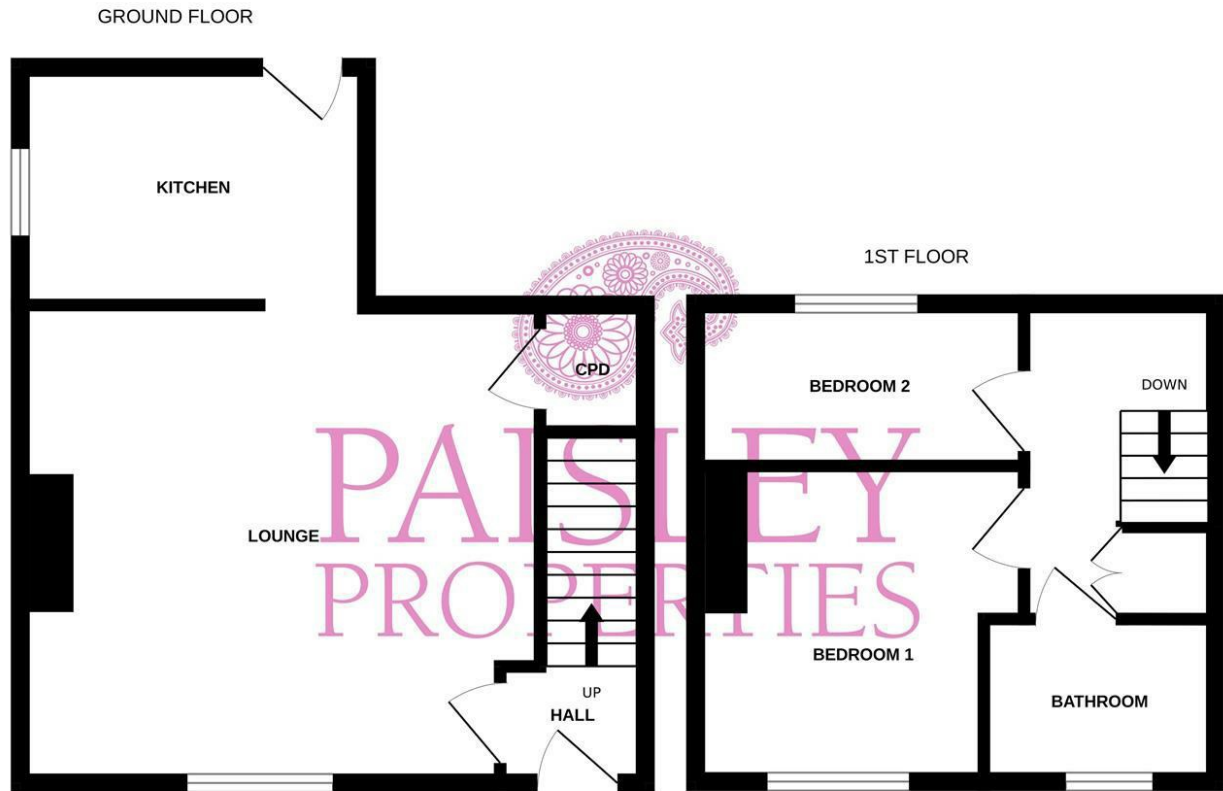
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

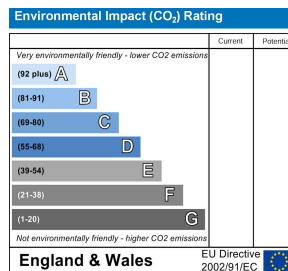
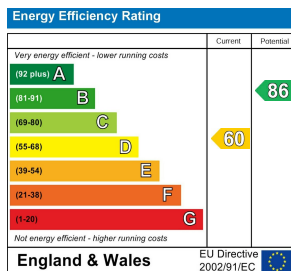
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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 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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