

18 Longcroft,
Almondbury HD5 8XW

OFFERS AROUND
£110,000



THIS CHARMING ONE BEDROOM TERRACED CHARACTER COTTAGE IS BEAUTIFULLY PRESENTED THROUGHOUT, BOASTS A GENEROUS SIZE "SECRET" GARDEN AND ON STREET PARKING.

LEASEHOLD - 999 YEARS - EXPIRES 2877 - CHARGES 50P PER ANNUM / COUNCIL TAX BAND A / ENERGY RATING C.

PAISLEY
PROPERTIES

LIVING KITCHEN 19'9" x 11'2" max

You enter the property through a timber glazed door into this beautifully presented room has an abundance of character, with beams to the ceiling, mullion windows and a lovely inset fireplace with exposed stone surround and hearth housing an electric stove. There is space to accommodate living room furniture and has a view of the front lane from its window. The recently fitted kitchen area has a range of white gloss base units with complimentary work surfaces. There is a stainless steel circular sink with mixer tap over, an electric oven with four ring gas hob and extractor fan over, space for a fridge, plumbing for a washing machine and tile flooring underfoot. A handy under stairs area provides space for household items and an open staircase ascends to the first floor landing.



FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the living kitchen to the first floor landing with quirky inset shelving, space for freestanding storage and doors lead through to the bedroom and the bathroom.

BEDROOM 11'4" x 8'7" max

A generous sized double bedroom located to the front of the property with pleasant garden views through it's mullion windows. The room benefits from a feature inset fireplace with tile hearth, a bank of fitted wardrobes, dressing table and space for freestanding furniture. There are exposed beams to the ceiling and a door leads through to the landing.



BATHROOM 8'3" x 6'7" max

This neutrally decorated and partially tiled bathroom is light, spacious and has a white suite comprising of a bath, pedestal hand wash basin and low level W.C. There is bulk head shelving and whitewashed timber flooring underfoot. A door leads through to the landing.



EXTERNAL AND GARDEN

Positioned on a peaceful lane and offering a good size "secret" garden area which is accessed from a pathway adjacent to the property. The lawned garden has mature shrubs, trees, is enclosed by timber fencing and has ample space to entertain, dine outdoors and for garden furniture. The vendors inform us this is rented from Kirklees Council at around £76 per annum.



***MATERIAL INFORMATION**

TENURE: LEASEHOLD - 999 YEARS / EXPIRING 2877 / 50P PER ANNUM

ADDITIONAL PROPERTY COSTS: GARDEN RENTED FROM COUNCIL AT £76 PER ANNUM

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND 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 ACCESSIBILITY & 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. *

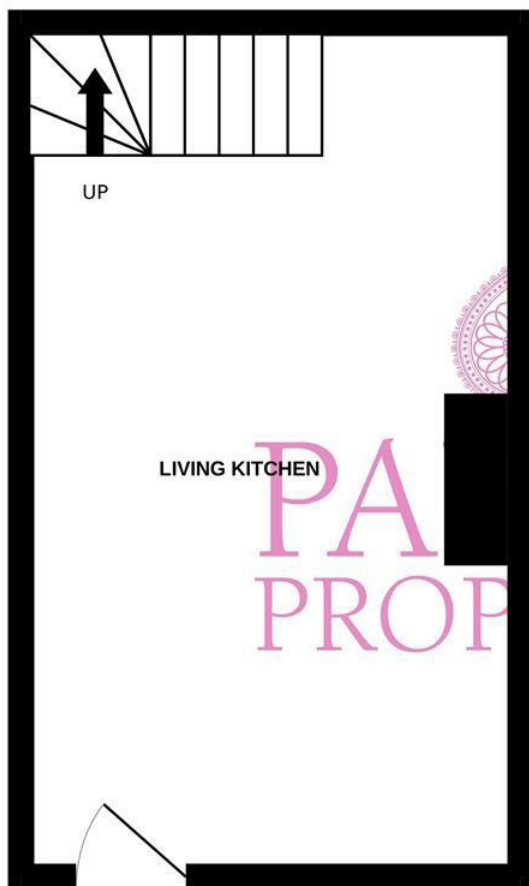
PAISLEY

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.

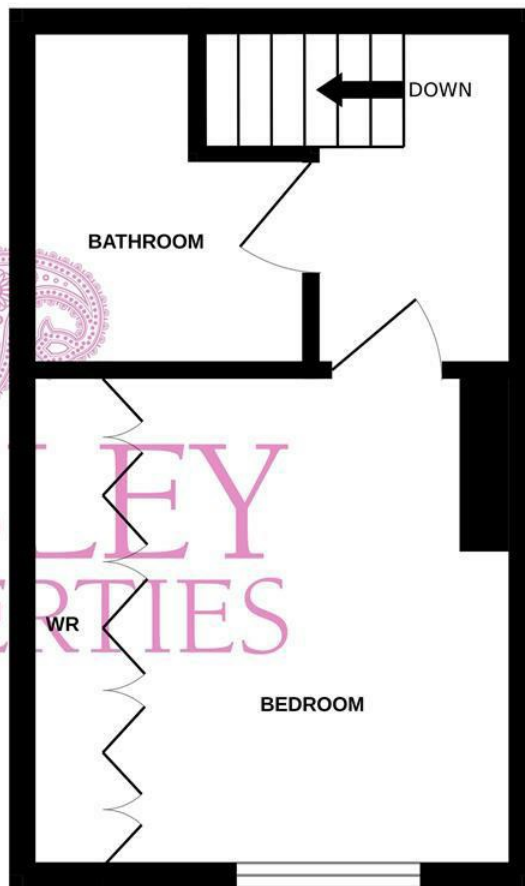
SURVEY TEXT

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.

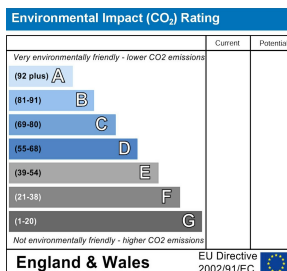
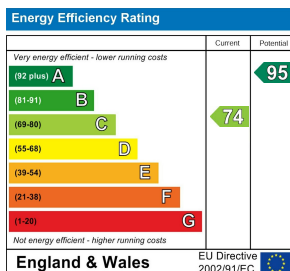
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows 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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