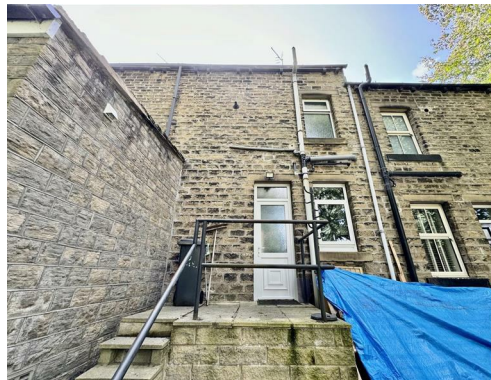


3 Wood End,  
Lockwood HD4 6BJ

OFFERS AROUND  
£115,000



SITUATED DOWN A PEACEFUL SIDE LANE IS THIS CHARMING ONE BEDROOM MID TERRACE COTTAGE WHICH BOASTS SPACIOUS ROOMS, A GOOD SIZE AND WELL MAINTAINED GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES



### **LIVING ROOM 13'1" x 12'3" max**

You enter the property through a part glazed UPVC door in to this neutrally decorated living room with spotlighting to the ceiling, space for freestanding furniture and two alcoves. A large window gives pleasant views of the front garden and an opening leads to the kitchen.



### **KITCHEN 9'11" x 7'9" max**

This modern kitchen is fitted with a range of white gloss wall and base units, contrasting roll top surfaces with matching upstands, a stainless steel sink and drainer with mixer tap over and benefiting from an integrated electric oven, four ring gas hob with an overhead extractor, space for fridge freezer, spotlights to the ceiling and vinyl flooring underfoot. Doors lead to the cellar steps, stairs to the first floor landing, back through to the lounge and an external door opens to the rear of the property.



### **CELLAR 20'4" x 13'6" max**

This good size cellar is split in to two rooms and provides ample storage and space for an extra fridge and freezer if required.





### **FIRST FLOOR LANDING**

Stairs with a timber balustrade ascend from the kitchen to the first floor landing and doors open to the bedroom and shower room.

### **BEDROOM 13'4" x 10'0" max**

This generous size bedroom is light and airy courtesy of the two front facing windows. There is ample space for a variety of bedroom furniture and a door leads to the landing.



### **SHOWER ROOM 10'0" x 7'11" max**

This attractive and spacious shower room is fitted with a white suite comprising of a double waterfall shower with curved screen, a hand wash basin with mixer tap sat on a vanity unit and a low level W.C. There is space for freestanding storage, an obscure window allows natural light to flood the room, vinyl flooring flows underfoot and spotlights complete the room. A door leads to the landing.





**REAR**  
To the rear of the property is a raised patio area with stone steps descending to a shared courtyard.





## EXTERNAL FRONT AND GARDEN

To the front of the property is a good size and well maintained, fence enclosed patio garden with a decorative shale area ideal for outdoor dining and with ample space for garden furniture if desired.

There is shared access through the neighbouring properties.



## \*MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

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 ACCESSABILITY & ADAPTATIONS: SHARED ACCESS THROUGH NEIGHBOURING PROPERTIES

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.

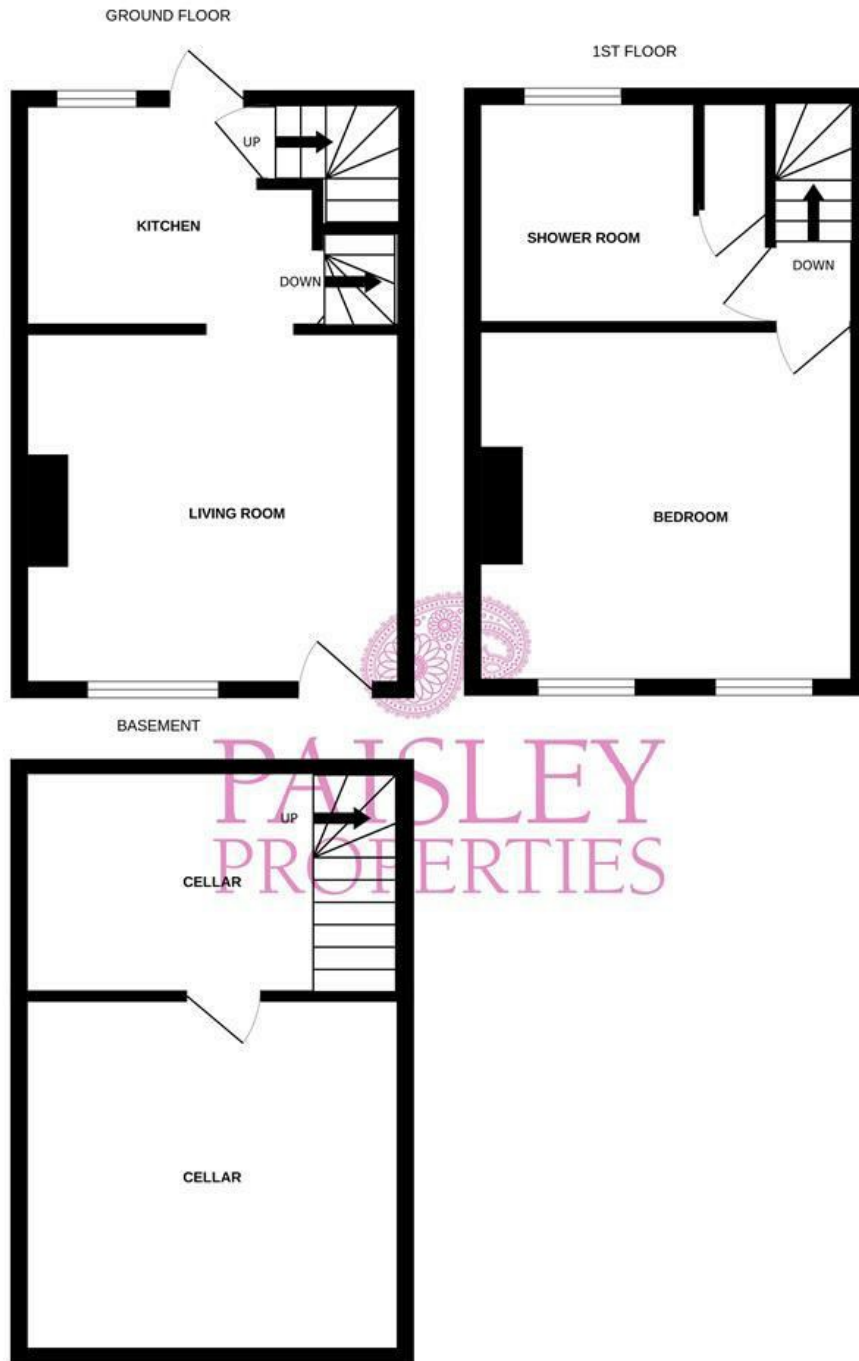
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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>	
(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	
	<b>91</b>
	<b>67</b>
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(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	
EU Directive 2002/91/EC	
England & Wales	

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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