

1 Newsome Avenue,
Newsome HD4 6JW

OFFERS AROUND
£189,950



SAT ON A GENEROUS SIZE CORNER PLOT WITH SCOPE TO EXTEND IS THIS "MOVE IN READY" TWO BEDROOM END TERRACE PROPERTY WHICH BOASTS A FULL INTERNAL REFURBISHMENT, GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

DINING KITCHEN 14'11" x 11'8" max

You enter into the dining kitchen which spans the rear of the property and has been recently fitted. Comprising of grey gloss wall and base units, contrasting worktops with bevelled metro tile splash backs and a stainless steel sink with mixer tap over. The kitchen benefits from integrated appliances including a new Zanussi electric oven and four ring gas burner with extractor fan above. There is space for a fridge freezer and plumbing for a washing machine. A large window allows light to flow through and gives a pleasant outlook over the rear garden. To the side of the dining kitchen is space for a dining table, vinyl flooring flows underfoot and doors lead to the lounge, steps ascend to the first floor and external doors opens to the side and rear of the property.



LOUNGE 15'0" x 11'0" max

Positioned to the front of the property is this bright and spacious reception room with a large window allowing natural light to flood through. The focal point of the room is the modern coal effect electric fire. The room offers ample space for free standing living room furniture, two alcoves and a door leads through to the dining kitchen.



FIRST FLOOR LANDING

Stairs ascend from the kitchen to the first floor split landing and doors lead through to the two double bedrooms and house bathroom.

BEDROOM ONE 14'11" x 10'11" max

Positioned to the front of the property this sizable double bedroom with two alcoves is well proportioned and offers space for bedroom furniture. It is nicely presented in neutral tones and there is a large front facing window with views of the garden and street scene below. A door leads onto the landing.



BEDROOM TWO 11'4" x 8'10" max

This neutrally decorated double bedroom has space to accommodate freestanding bedroom furniture with bulk head storage shelving, located to the rear of the property with lovely views over the rear garden and a door leads onto the landing.



BATHROOM 5'7" x 5'6" max

This attractive bathroom features a three piece white suite comprising of a bath with shower attachment, glass screen and a combined hand wash basin with mixer tap over and low level W.C. The room is partially tiled and has complimentary vinyl flooring underfoot. There is a rear facing obscure glazed window and a door leads through to the landing.



GARDENS AND PARKING / BUILDING PLOT

Wrapped around three sides are extremely generous size lawned gardens with fencing, There is scope with the relative planning permissions etc to extend the property and have off road parking or for a separate building plot if so desired.



***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 CENTRAL HEATING

*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.

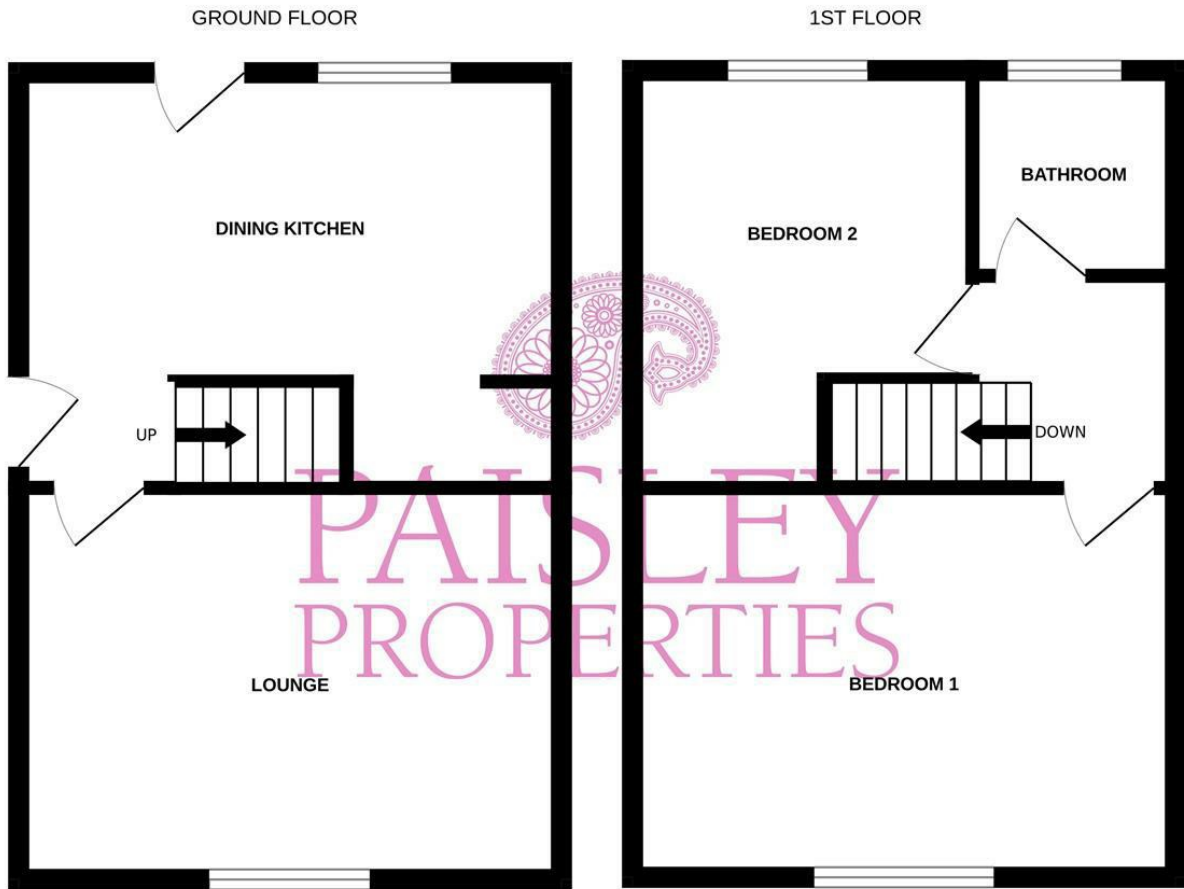
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

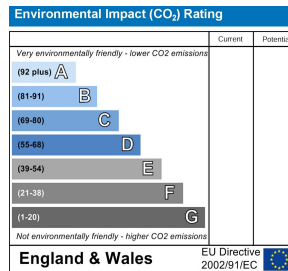
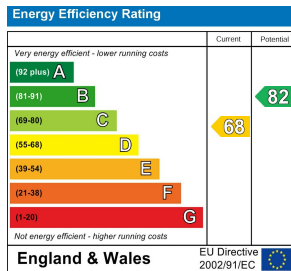
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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