

23 Hawthorne Terrace,  
Crosland Moor HD4 5RP

OFFERS AROUND  
£105,000



THIS WELL PRESENTED TWO BEDROOM BACK TO BACK END TERRACE BOASTS AN OPEN PLAN LIVING DINING KITCHEN, PATIO GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES



## **ENTRANCE HALLWAY**

You enter the property through a composite door into a welcoming entrance hallway with space to remove coats and shoes, a staircase ascends to first floor landing and a door leads through to the living dining kitchen.

## **LIVING DINING KITCHEN 16'9" x 14'11" max**

This open plan and neutrally decorated room has space to accommodate living and dining room furniture and has a view of the patio garden from its window. To the living area is a lovely inset fireplace with tile hearth housing an electric stove fire. The kitchen area has a range of wall and base units with contrasting work surfaces and tile splash backs. There is a stainless steel sink, an integrated electric oven with four ring gas hob and extractor fan over, space for an undercounter fridge, freezer and plumbing for a washing machine. A handy under stairs area provides space for household items and a door leads through to the entrance hallway.



## **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor split landing. Doors open to two bedrooms and the house bathroom.

## **BEDROOM ONE 12'4" x 9'3" max**

This good size double bedroom has space for freestanding bedroom furniture, a fitted double wardrobe and is light and airy courtesy of the large front facing window and a door opens to the landing.





**BEDROOM TWO 10'8" x 5'4" max**

A bright single bedroom which would make a great home office for those working remotely with space for freestanding furniture, a side facing window and a door opens to the landing.



**BATHROOM 15'0" x 8'5" max**

This well presented and spacious bathroom is partially tiled and fitted with a white three piece suite including a bath with electric shower over, pedestal hand wash basin, low level W.C and a louvre style cupboard which houses the boiler and provides extra storage. A front obscure window allows light to flood the room, vinyl flooring flows underfoot and a door opens to the landing.





### **EXTERNAL**

To the front of the property is a patio garden ideal for sitting out and for pots/planters.

The property has on street parking.



## **\*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. \*

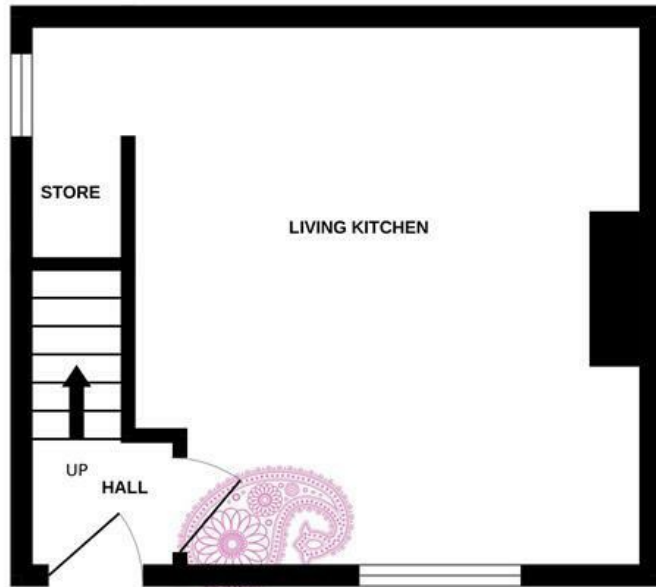
## **PAISLEY**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

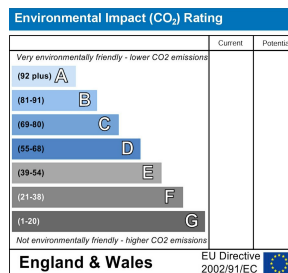
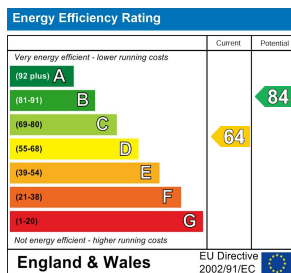
GROUND FLOOR



1ST FLOOR



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