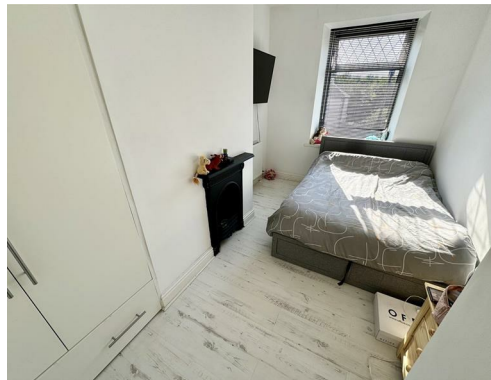


139 Almondbury Bank,  
Almondbury HD5 8EJ

OFFERS AROUND  
£140,000



THIS WELL PRESENTED TWO BEDROOM END TERRACE BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, VERSATILE ATTIC ROOM, STORAGE CELLAR, LOW MAINTENANCE, ENCLOSED GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY  
PROPERTIES

## LIVING DINING KITCHEN 18'7" x 13'5" max

You enter the property through a upvc door in to this neutrally decorated open plan living dining kitchen which really is the heart of the home. There is an abundance of space to accommodate living room furniture and a dining table with chairs. A lovely, exposed stone fireplace with slate hearth houses a wood burning stove and dual aspect windows allow natural light to flow through. The kitchen is fitted with a range of white gloss base and wall units, contrasting worktops, stainless steel sink with mixer tap over and bevelled metro tile splashbacks. Integrated appliances include an electric oven and four ring electric hob with an extractor fan over, fridge, washing machine and dishwasher. There is space for a fridge freezer and plumbing for a washing machine. A door opens to the cellar head and an open staircase ascends to the first-floor landing.





### **CELLAR 15'1" x 6'4" max**

A door opens from the living dining kitchen to the cellar head which provides storage for household items and stone steps descend to the double vaulted cellar which has light, power and ideal for extra storage.

### **FIRST FLOOR LANDING**

Stairs ascend from the living dining kitchen to the first floor landing which has a handy storage cupboard housing the boiler, doors open to two bedrooms, the bathroom and a staircase ascends to the attic room.



### **BEDROOM ONE 13'1" x 8'2" max**

Situated at the front of the property with a front facing window with a view of the street scene below is this neutrally decorated double bedroom with a decorative cast iron fireplace giving a focal point to the room, space for freestanding furniture, a fitted wardrobe and laminate flooring underfoot. A door leads to the landing.



### **BEDROOM TWO 12'4" x 8'1" max**

Located at the front of the property is this bright single bedroom, currently used as a home office with space for freestanding furniture, laminate flooring underfoot and a door leads to the landing.



### **BATHROOM 6'4" x 5'6" max**

This attractive bathroom features a three-piece white suite comprising of a wall hung hand wash basin with mixer tap, low level W.C and a P shaped bath with shower over and curved glass screen. The room is fully tiled, has a side obscure window, chrome towel radiator and complimentary tile flooring underfoot. A door leads to the landing.



### **ATTIC ROOM 15'1" x 10'11" max**

A spacious room which could be used for a variety of purposes from an occasional bedroom to a teenage retreat, games room, hobby room or home office. There is space for freestanding furniture, exposed beams and a velux window gives fantastic far-reaching views.



## EXTERNAL

You enter through a timber gate into a fence enclosed, decorative shale and patio garden which wraps around the front and side of the property. There are mature hedges, space for garden furniture and for outdoor dining and entertaining.





### **\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

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.

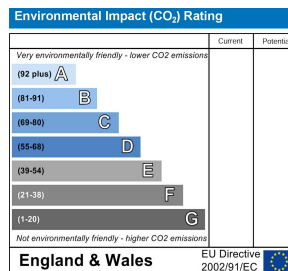
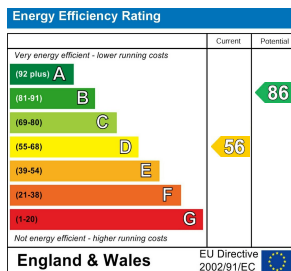
## **SURVEY TEXT**

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.





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

**Skelmanthorpe Office:**  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

**Almondbury Office:**  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

**Mapplewell Office:**  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

