

"Chippy Cottage" 156 Northgate,  
Almondbury HD5 8US

OFFERS AROUND  
£299,950



BOASTING A FANTASTIC VILLAGE POSITION, THIS CHARMING AND CHARACTERFUL THREE DOUBLE BEDROOM COTTAGE IS BEAUTIFULLY PRESENTED THROUGHOUT AND HAS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, LOVELY GARDENS AND A DRIVEWAY FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 6'3" x 4'5"**

You enter the property through a timber door into this welcoming entrance hallway providing space to remove and store outdoor coats and shoes. A staircase ascends to the first floor landing and doors open to the lounge and dining room.

### **LOUNGE 17'3" x 11'10" max**

This spacious reception room is beautifully presented and has three aspect windows with deep sills which bathe the room in natural light. An inset stone fireplace houses a gas stove giving a lovely focal point to the room. There is a great amount of space to accommodate free standing furniture and exposed characterful beams to the ceiling. Doors lead back through to the entrance hallway and through to the cellar head.



### **CELLAR**

The cellar provides extra storage for household items.

### **DINING ROOM 17'10" x 10'2" max**

This impressive dining room has ample space for a dining table, chairs and living room furniture if desired. An inset fireplace with a stone hearth and mantle houses a gas stove and gives a focal point to the room. Beams adorn the ceiling and laminate flooring flows underfoot. A large window gives pleasant views out to the drive, double doors open to the kitchen and a door leads back through to the entrance hallway.





### **KITCHEN 13'0" x 9'8" max**

This stylish modern kitchen includes a number of light and dark grey gloss wall and base units, contrasting work surfaces and a composite sink and drainer with mixer tap over. There are integrated appliances including an electric oven and a four ring gas hob with extractor over, fridge freezer, slimline dishwasher and washing machine. Two large Velux windows are installed on the sloped ceiling, allowing natural light to flow through the room. Practical laminate flooring flows underfoot, double doors open to the dining room and a door leads to the side hall.





**SIDE HALL 4'11" x 2'10" max**

Accessed from the kitchen and allowing storage space. Doors open to the ground floor shower room and an external door opens to the drive.

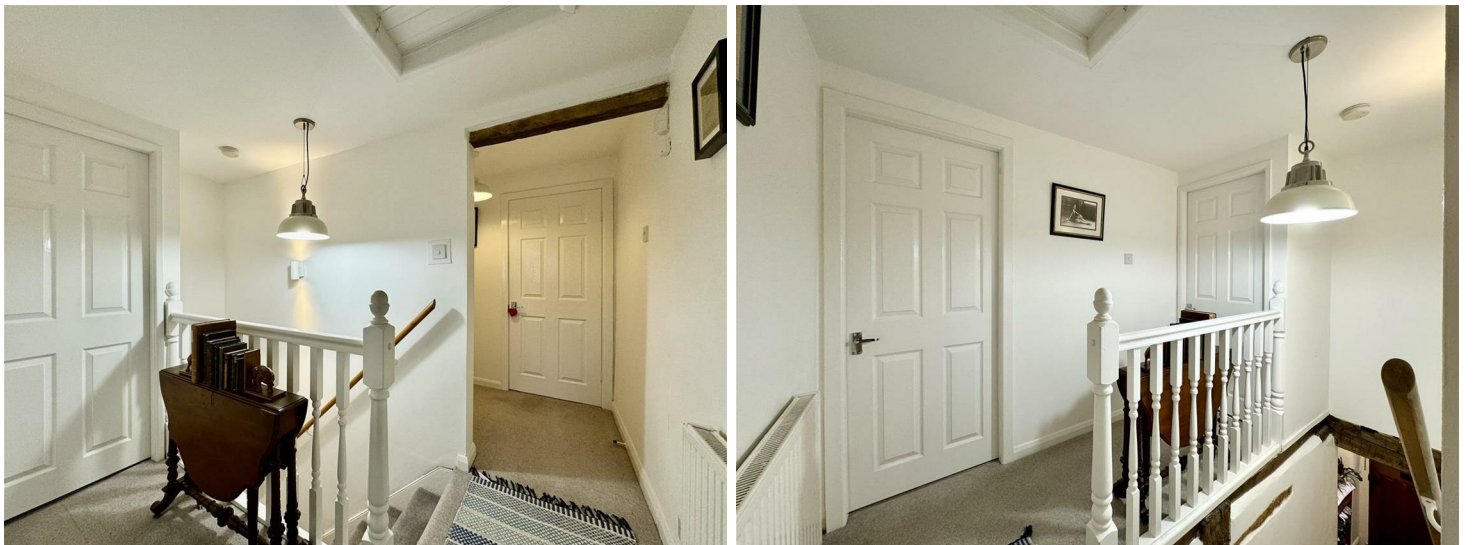
**GROUND FLOOR SHOWER ROOM 6'3" x 3'4" max**

Conveniently positioned is this modern shower room which is fitted with a waterfall shower with glass sliding screen, low flush W.C and a hand wash basin with mixer tap sitting upon a vanity unit. There is spotlighting to the ceiling and vinyl flooring underfoot. A door opens to the rear hall.



### FIRST FLOOR LANDING

A staircase with timber balustrade ascends to the split first floor landing which has a floor to ceiling storage cupboard, exposed beams and doors lead through to the three double bedrooms, house bathroom and a hatch gives access to a part boarded loft.



### **BEDROOM ONE 15'9" x 10'0" max**

This generous size and dual aspect double bedroom has views over the village and over to the Church. Full of character, having exposed timber beams and an exposed stone wall. There is a dressing area and space for further freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM TWO 11'3" x 9'3" max**

Positioned at the front of the property with Church views is this nicely presented double bedroom which benefits from a bank of sliding wardrobes and space for bedroom furniture. A door leads to the landing.



**BEDROOM THREE 9'8" x 7'3" max**

Another well presented double bedroom which is currently used as a home office. There is space for freestanding furniture and views over the village street below. A door leads to the landing.



**BATHROOM 8'6" x 5'9" max**

This attractive family bathroom is partially tiled, has splash boarding and complimentary flooring underfoot. Comprising of a bath with waterfall shower over and glass screen, low level W.C, vanity hand wash basin with mixer tap, space for freestanding storage and a towel radiator. There is a side obscure window, spotlights to the ceiling and a door leads to the landing.



## GARDENS

Accessed from the driveway this good size cottage garden has lovely views over to the Church and has a range of spaces to enjoy including two large patio areas (one with timber pergola) ideal for outdoor dining and entertaining, a sizeable lawn which is beautifully maintained with colourful bushes, plants and fruit trees surrounding the space. To the rear of the garden is a storage shed.







### EXTERNAL FRONT AND DRIVEWAY

Double timber gates open to a pebbled driveway which provides parking for two vehicles. There is a patio area ideal for sitting out and space for pots and planters if desired.



## **\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES & B

PROPERTY CONSTRUCTION: STONE

PARKING: DRIVEWAY

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 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. \*

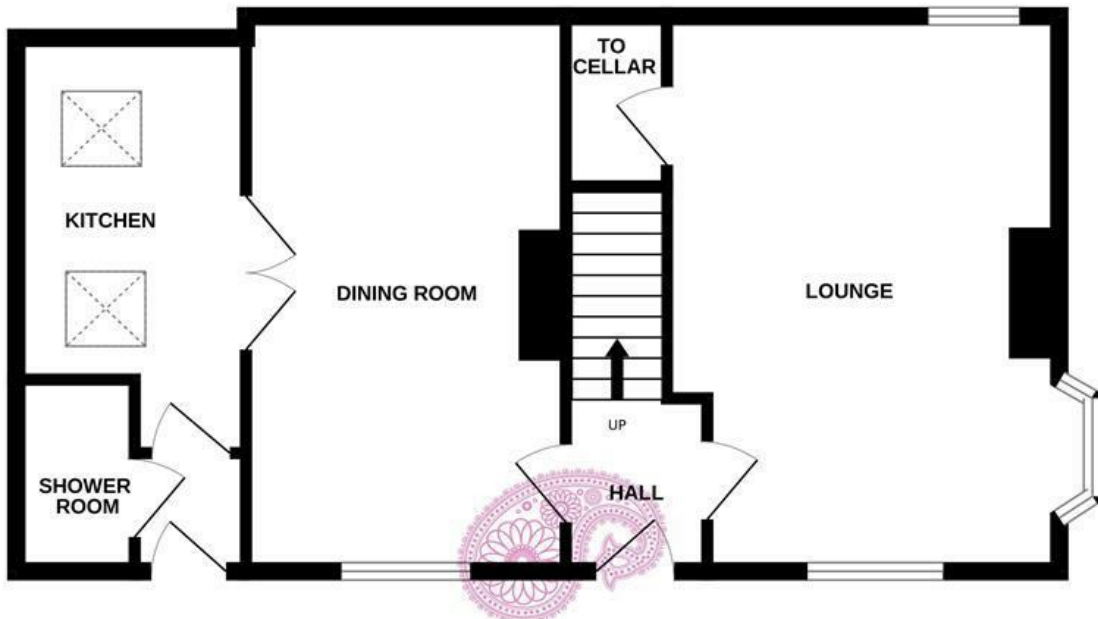
## **PAISLEY**

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.

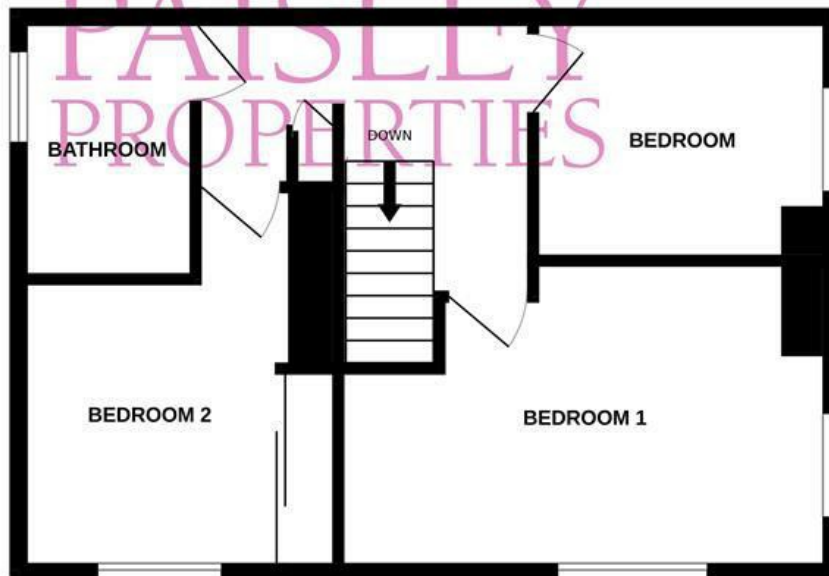
## **SURVEY TEXT**

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.

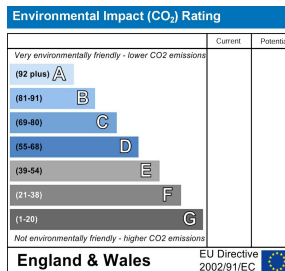
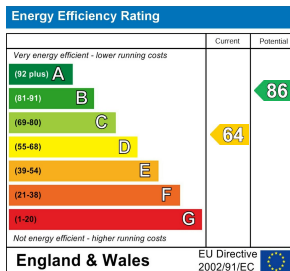
GROUND FLOOR



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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[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

