

169 Newsome Road,
Newsome HD4 6LP

OFFERS AROUND
£270,000



**** NO UPPER CHAIN ****

THIS RECENTLY REFURBISHED FIVE BEDROOM MID TERRACE PROPERTY BOASTS EXTREMELY SPACIOUS LIVING ACCOMMODATION, REAR GARDEN ADJOINING OPEN FIELDS, FANTASTIC VIEWS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING E

PAISLEY
PROPERTIES

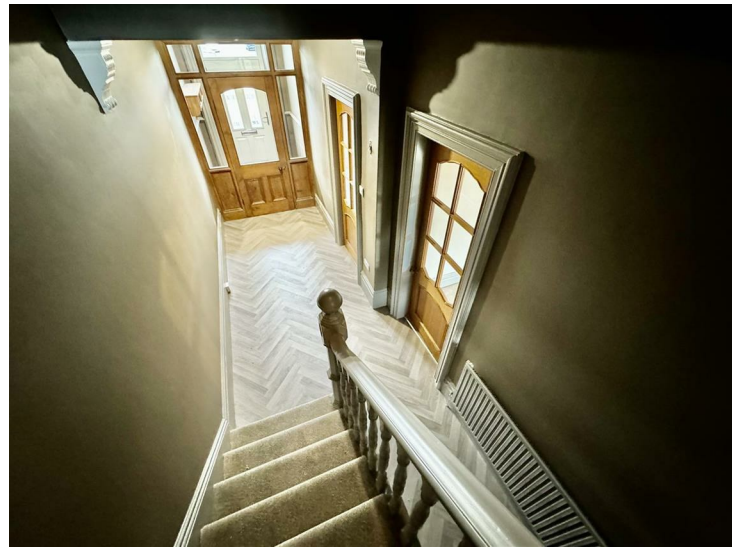
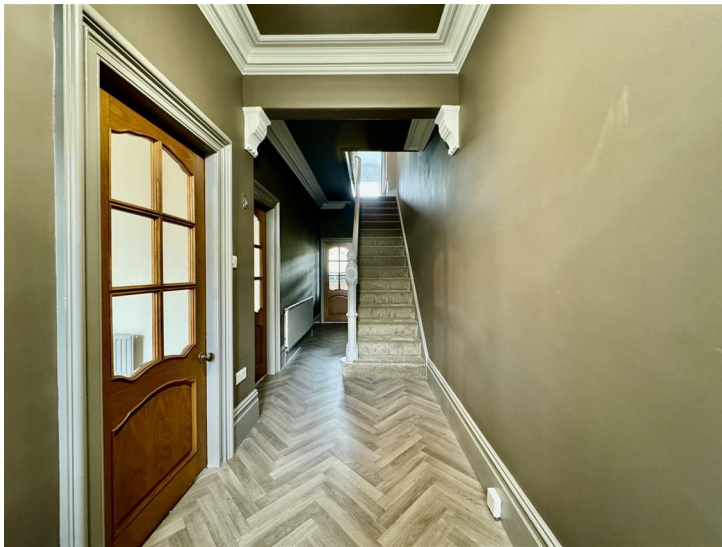
ENTRANCE VESTIBULE 5'8" x 5'5" max

You enter the property through a composite part glazed door into the entrance vestibule which is ideal for the removing and storing of shoes and coats, space for freestanding furniture, high ceiling and a timber door with side windows opens through to the entrance hallway



ENTRANCE HALLWAY 5'5" x 24'2"

You enter through a timber door into the spacious and characterful entrance hallway. Timber flooring flows underfoot and provides space for freestanding furniture, features high ceilings, intricate ceiling rose, wood panelling and an original staircase with timber balustrade ascends to the first floor landing. Doors lead through to the lounge, dining room and kitchen.



LIVING ROOM 14'3" x 13'11" max

This good size reception room has high ceilings, deep coving and skirting. A large window looks out over the front garden, there is ample space for freestanding living room furniture and a door leads through to the entrance hallway.



DINING ROOM/SITTING ROOM 14'11" x 13'6" max

Another generous size room with with ample space for a dining table and chairs and again housing a gas fire with cast iron fireplace, high ceilings and ceiling rose. Patio doors open to the rear garden and a door leads through to the entrance hallway.



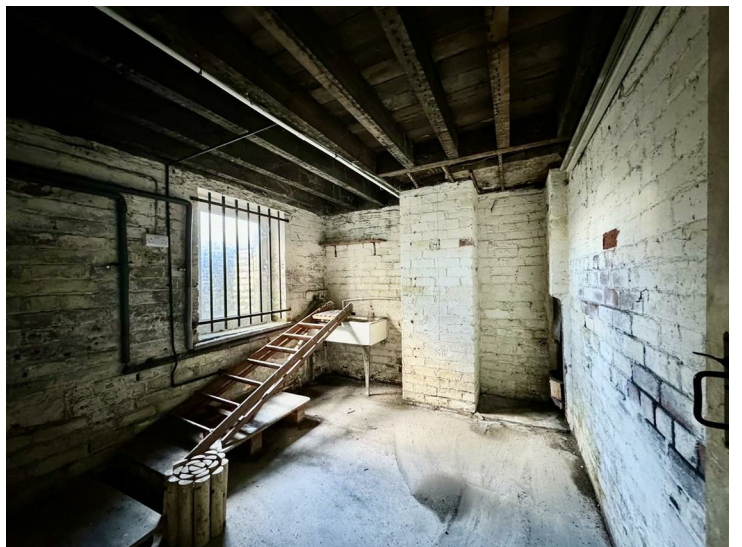
KITCHEN 13'9" x 9'8" max

This modern kitchen is fitted is with timber wall and base units, contrasting work surfaces with metro tile splashbacks, stainless steel sink with drainer and mixer tap over. The kitchen benefits from an electric oven, grill and four ring electric hob with overhead extractor and space for a fridge freezer. Vinyl tile flooring underfoot completes the room and a door leads to the cellar head and back through to the entrance hallway. An external door opens to the garden.



CELLAR 29'3" x 19'11" max

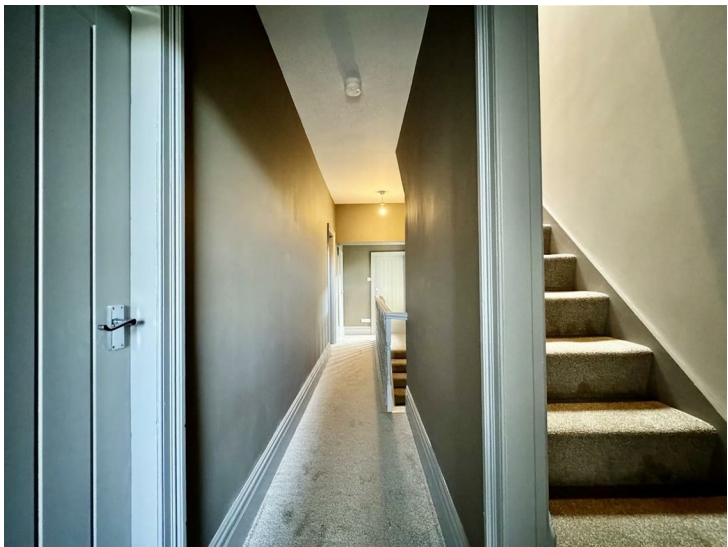
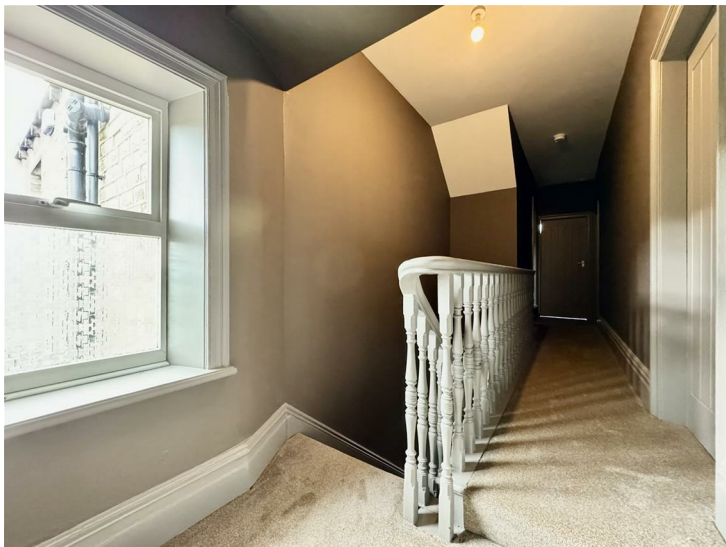
Accessed from the kitchen is this extremely spacious cellar which has two rooms, is full of potential and would make a great games room, utility room or workshop if desired. There is plumbing for a washing machine, porcelain sink and space for an extra fridge and freezer.





FIRST FLOOR LANDING

A staircase with timber balustrade ascends to this light and airy first floor landing with high ceilings. Doors lead through to three double bedrooms, family bathroom, separate W.C and a staircase ascends to the second floor.



BEDROOM ONE 15'0" x 13'5" max

A generous sized double bedroom located to the rear of the property with pleasant far reaching views over to Castle Hill from its window. The room has plenty of space for freestanding furniture, a decorative cast iron fireplace and a door leads on to the landing.



BEDROOM TWO 13'11" x 13'7" max

Located to the front of the property with views over the street scene below is another good size double with decorative cast iron fireplace, space for freestanding bedroom furniture and a door leads on to the landing.



BEDROOM THREE 10'3" x 10'0" max

A double bedroom located to the front of the property with space for freestanding furniture and a door leads on to the landing.



BATHROOM 9'11" x 8'10" max

The newly fitted family bathroom comprises of a bath with shower over and glass screen, pedestal hand wash basin with mixer tap. The room is fully splash boarded with complimentary tiled flooring underfoot, has a large rear obscure facing window, space for freestanding storage if desired and a door leads on to the landing.



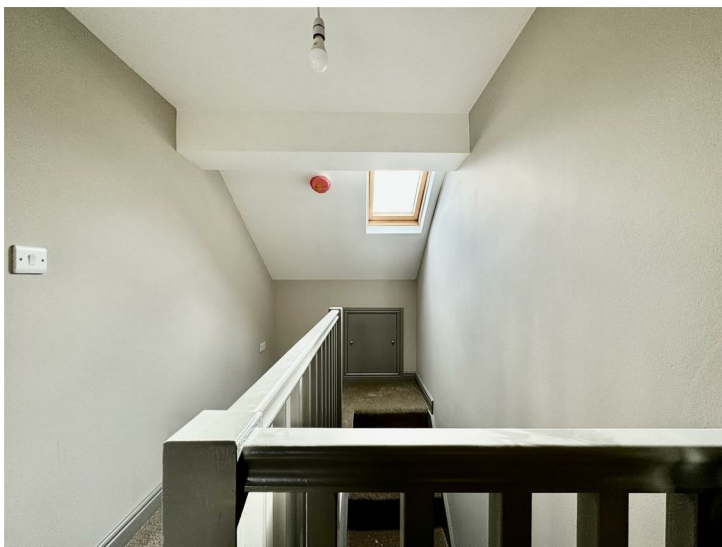
SEPERATE W.C 4'7" x 4'0" max

This recently fitted cloakroom is partially tiled, has complimentary tiled flooring underfoot and comprises of a low level W.C, pedestal hand wash basin and obscure side window.



SECOND FLOOR LANDING

Stairs ascend to the second floor landing which has a velux window, eaves storage and doors lead through to two bedrooms and a store room.



BEDROOM FOUR 13'9" x 11'1" max

Nestled in the eaves and having a large velux window with fantastic countryside views is a double bedroom with under eaves storage and space for freestanding furniture. A door leads through to the Jack and Jill shower room and on to the second floor landing.



BEDROOM FIVE 16'10" x 7'11" max

A bright single bedroom courtesy of the two velux windows with under eaves storage. A door leads through to the Jack and Jill shower room and on to the second floor landing.



JACK AND JILL SHOWER ROOM

Easily accessible from bedroom four and five is this stylish shower room which has been newly fitted and comprises of a low level W.C, pedestal hand wash basin with mixer tap and a corner shower with glass screen. There are attractive wall tiles and contrasting tiles underfoot.



STORE ROOM 6'6" x 6'6" max

A good size store room ideal for household items.



REAR GARDEN

This enclosed and peaceful patio garden can be accessed through from the side of the property or from the kitchen or dining room. This area offers entertaining space for Al fresco dining, barbecues and ample room for garden furniture. The garden adjoins open fields and provides wonderful views.



EXTERNAL FRONT

Entered by a wrought iron gate with a stone wall boundary is a decorative pebble garden with a newly laid path which leads to the front door. A ginnel to the side of the property leads to the rear garden.



VIEWS



***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND C

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.

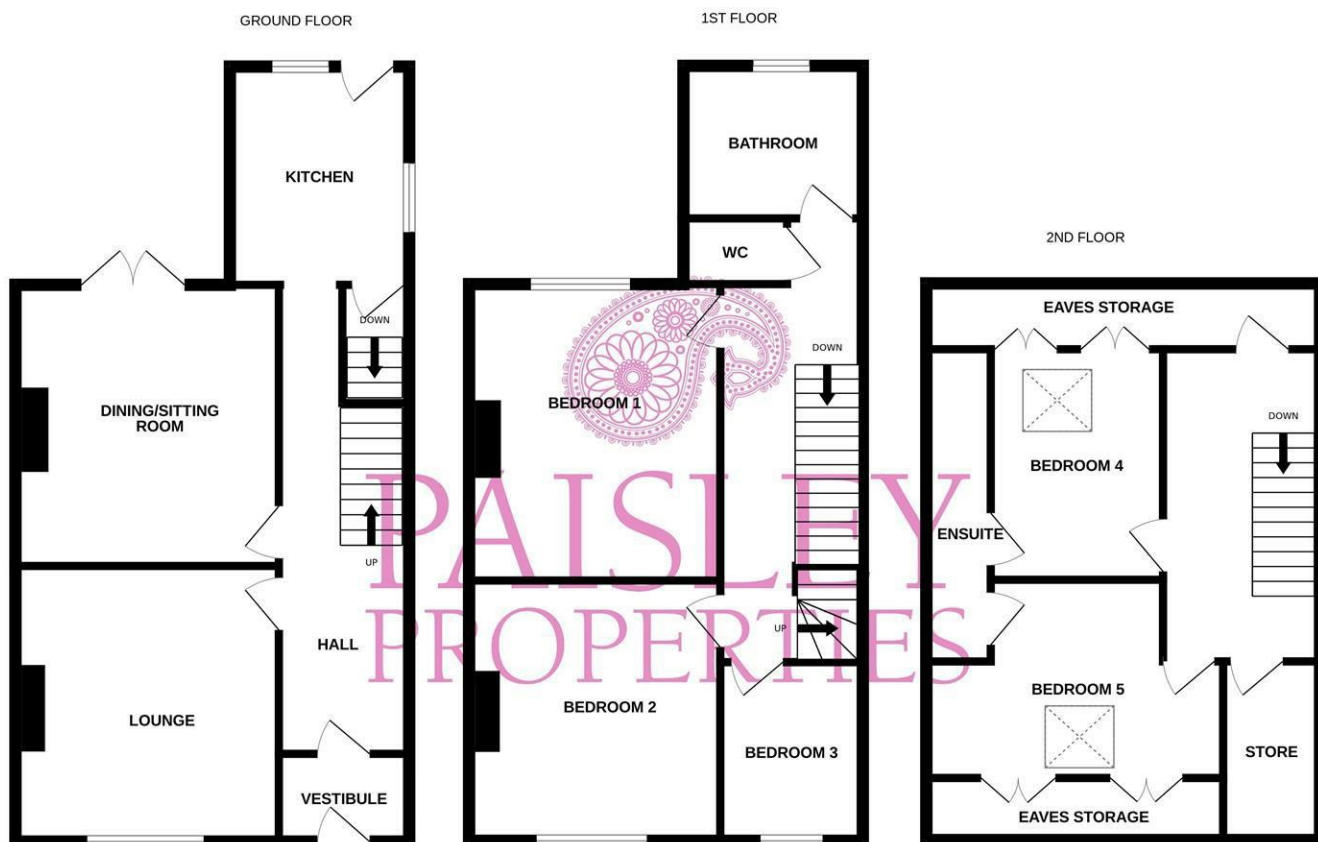
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

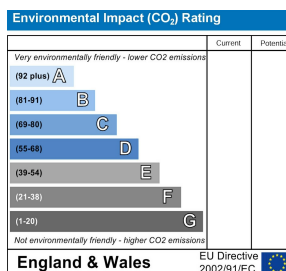
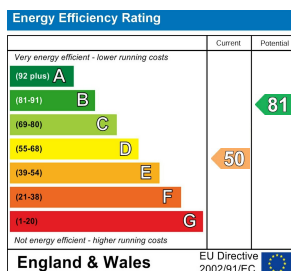
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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