

152 Northgate,  
Almondbury HD5 8US

OFFERS AROUND  
£189,950



LOCATED IN ALMONDBURY VILLAGE, THIS RECENTLY REFURBISHED AND WELL PRESENTED THREE BEDROOM MID TERRACE COTTAGE BOASTS SPACIOUS LIVING ACCOMMODATION, CHARACTERFUL FEATURES, GOOD SIZE GARDENS, PLANNING GRANTED FOR A SINGLE STOREY EXTENSION TO THE REAR 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 the entrance hall with space to remove coats and shoes. A door leads through to the dining kitchen and stairs ascend to the first floor landing.

## **DINING KITCHEN 12'11" x 12'8" max**

This light and airy dining kitchen has been recently upgraded, has space for dining furniture and is fitted with a range of pale grey wall and base units with complimentary roll top surfaces, tile and brick splashbacks, stainless steel sink and drainer with mixer tap over and benefits from an integrated electric oven, four ring electric hob with overhead extractor, dishwasher and plumbing for a washing machine, There is space for fridge freezer and vinyl flooring flows underfoot. Doors lead to the pantry, cellar head and through to the lounge.



## **CELLAR**

Stone steps descend to this useful cellar which has light and being a great addition to the property providing space to store extra household items.

## **LOUNGE 12'9" x 12'7" max**

This well presented room with neutral decor has a large window with lovely views over the rear garden. The focal point being the decorative fireplace with granite hearth. There is an exposed beam to the ceiling and a good amount of space to accommodate free standing furniture. Doors lead through to the rear hall and back through to the dining kitchen.

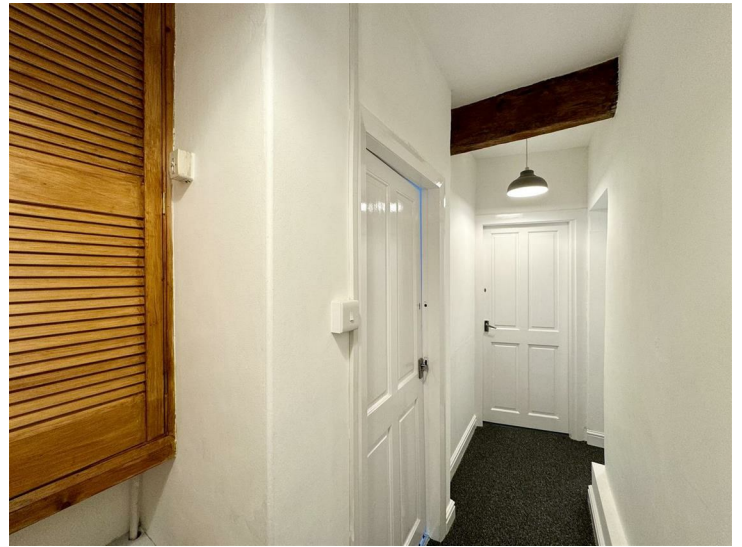


### **REAR HALL**

Entered from the rear garden or the lounge and with space to remove and store outdoor clothing with a good size understairs storage cupboard.

### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing which has beams, a louvre style storage cupboard housing the boiler and door lead to the three bedrooms and house bathroom



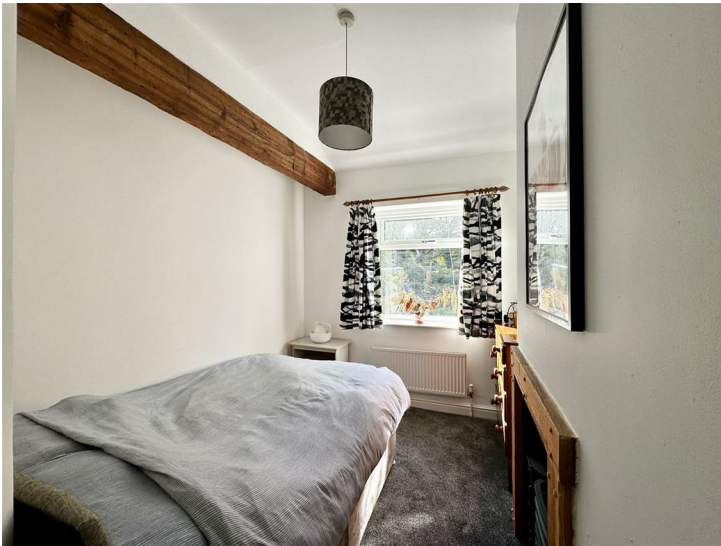
### **BEDROOM ONE 12'7" x 10'6" max**

Situated at the front of the property with views of the street scene below is this neutrally decorated double bedroom with ample space for freestanding furniture and a door leads through to the landing.



### **BEDROOM TWO 12'10" x 8'8" max**

Positioned at the rear of the property is this double bedroom which has space for free standing furniture, a cast iron fire place with timber surround and characterful beams to the ceiling. The room overlooks the rear garden and over to the Church from its window and a doorway leads through to the landing.



### **BEDROOM THREE 6'9" x 6'3" max**

This bright single bedroom positioned to the front of the property has a bulk head storage cupboard with hanging space and could also be used as a home office or dressing room if desired.



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

This modern bathroom has been recently fitted and features a three piece white suite comprising of a pedestal hand wash basin with mixer tap, low level W.C, bath with waterfall shower over and glass screen. The room is partially tiled, has splash boarding, a large rear obscure window, chrome towel radiator, complimentary vinyl flooring underfoot and a door leads through to the landing.



### **REAR GARDEN**

Accessed from the rear hall to a patio area ideal for sitting out, having two outbuildings for storage and steps lead up to a good size, south facing lawned garden with ample space for garden furniture, outdoor dining and with flower bed borders.



### **EXTERNAL FRONT**

You enter the front of the property into a decorative shale garden which has space for a bistro set, room for pots/planters and a pathway leads to the front door.



### **PLANNING PERMISSION**

Planning permission has been granted for a single storey extension to the rear of the property.

Kirklees Planning Portal 2024/91729



**\*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: PLANNING GRANTED FOR A SINGLE STOREY EXTENSION TO THE REAR.

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. \*

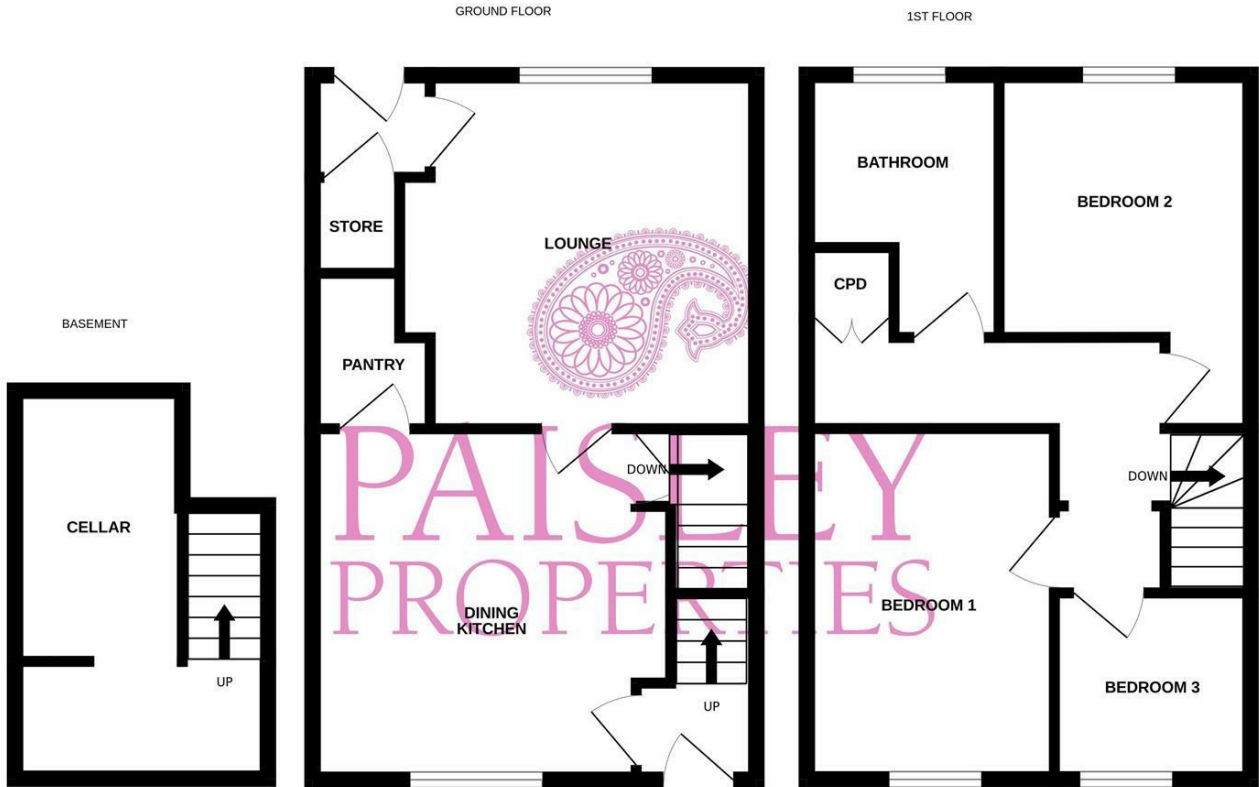
## **PAISLEY**

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.

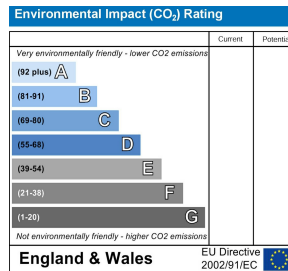
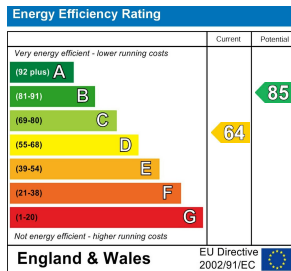
## **SURVEY TEXT**

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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