

10 Royds Avenue,
New Mill HD9 1LP

OFFERS AROUND
£185,000



****NO CHAIN** THIS WELL PRESENTED THREE BEDROOM MID TERRACE FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, NEUTRAL DECOR, OFF ROAD PARKING AND TIERED REAR GARDEN.**

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed uPVC door into the entrance hall which has doors leading to the lounge and kitchen and stairs ascend to the first floor landing.

LOUNGE 12'5" max x 9'10" max

This spacious lounge is light and airy courtesy of the large front facing window. There is a chimney breast with alcoves either side and plenty of space for living room furniture. A door leads to the entrance hall.



DINING KITCHEN 17'5" max x 8'10" apx

Nicely presented, the kitchen is fitted with white units, roll top work surfaces with matching up stands, sink and drainer with mixer tap over and integrated appliances include a four ring electric hob and oven. To one side of the room there is plenty of space for a dining table and chairs and a stunning brick chimney breast adds character to the room. Dual aspect windows fill the room with light, there is an understairs cupboard and a door leads to the entrance hall.





UTILITY AREA

Located off the kitchen, this space has plumbing for a washing machine and tumble dryer if required. A part glazed uPVC door leads to the rear garden and a further door leads to a handy storage cupboard.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has doors leading to the three bedrooms, bathroom and storage cupboard.



BEDROOM ONE 12'1" max x 11'9" max

This bright double bedroom has a front facing window and a handy wardrobe space on the bulkhead. A door leads to the landing.



BEDROOM TWO 9'11" max x 8'2" max

Another generous double bedroom positioned to the front of the property with a front facing window overlooking the quiet street. A door leads to the landing.



BEDROOM THREE 9'1" max x 8'5" max

Located to the rear of the property is this good sized bedroom which has a window overlooking the garden and a door leading to the landing.



HOUSE BATHROOM 8'1" max x 5'6" max

Fitted with a three piece white suite including P shaped bath with shower over, hand wash basin which sits upon a useful vanity unit and low level W.C. There are attractive wall and floor tiles, spot lights to the ceiling and a heated towel rail. A rear obscure glazed window allows natural light into the space and a door leads to the landing.



GARDENS & PARKING

To the rear of the property there is a generous size tiered lawned garden with a patio adjoining the property making it the ideal space for outside dining and entertaining. You can access the garden from a ginnel to the side of the property or from the kitchen / utility area.

To the front there is off road parking for multiple vehicles.





***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND A

PROPERTY CONSTRUCTION:

PARKING: DRIVEWAY

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. *

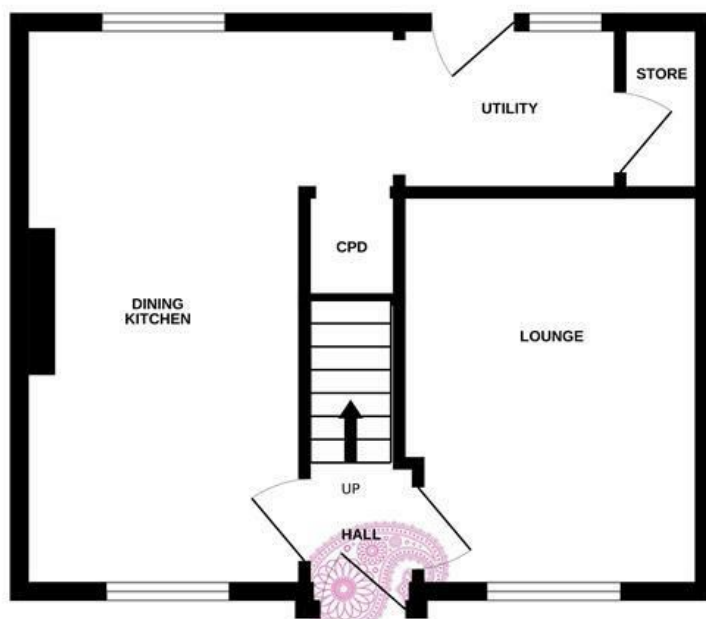
PAISLEY

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.

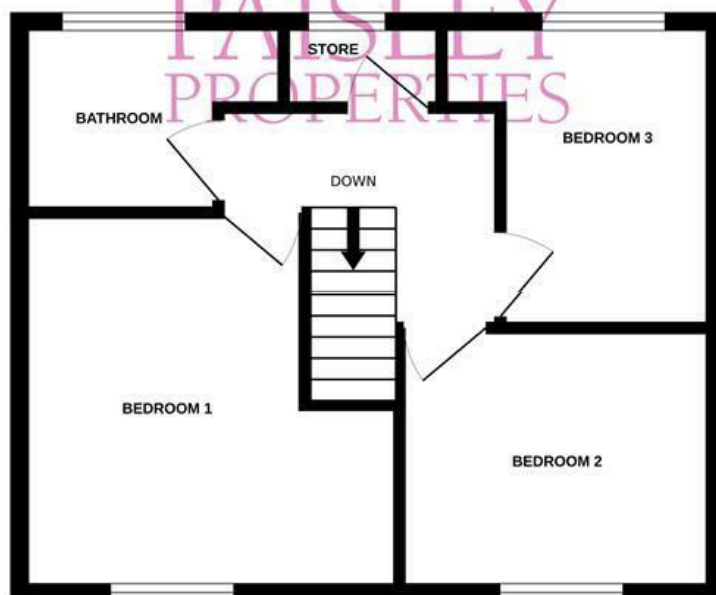
SURVEY TEXT

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.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	67
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	
	

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