

67 Watercroft,
Almondbury HD5 8UT

OFFERS AROUND
£95,000



BENEFITING FROM A CENTRAL VILLAGE LOCATION, THIS VERY SPACIOUS ONE
BEDROOM BACK TO BACK TERRACE IS NEUTRALLY DECORATED, READY TO MOVE
INTO AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING: D

PAISLEY
PROPERTIES

KITCHEN 13'0" x 4'4"



You enter the property through a Upvc and glazed door into the kitchen which is fitted with a range of wood effect wall and base units, roll top work surfaces, white tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan over and there is space and plumbing for a fridge freezer and washing machine. There is a handy under stairs storage cupboard, ideal for storing household items. A front facing window overlooks the outside space, stairs ascend to the first floor landing and a door leads to the lounge.

LOUNGE 12'5" x 13'0"



This spacious lounge is filled with natural light from the large side facing window, there is plenty of room for free standing living room furniture and a feature fireplace makes a lovely focal point for the room. A door leads to the kitchen.

FIRST FLOOR LANDING

Stairs ascend from the kitchen into the landing where there is a handy storage cupboard. Doors lead to the bedroom and bathroom.

BEDROOM ONE 13'1" x 12'6"



This spacious double bedroom has an abundance of space for free standing furniture and a large window filling the room with natural light. There is plenty of room for freestanding bedroom furniture and a door leads to the landing.

BATHROOM 4'11" x 7'5"



Fitted with a neutral three piece suite including a bath with shower tap attachment over, pedestal hand wash basin and a low level W.C The room has been partially tiled with white wall tiles and vinyl flooring completes the look. There is a window filling the room with natural light a door leads to the landing.

EXTERNAL



Externally there is a good sized tarmac area, ideal for potted plants to add a splash of colour or garden furniture if required.

***MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: Kirklees Band A

PROPERTY CONSTRUCTION:

PARKING: On street parking

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas central Heating

*Broadband & Mobile -

BUILDING SAFETY: No issues highlighted

RIGHTS AND RESTRICTIONS: There is a right of way over the neighbouring property.

FLOOD & EROSION RISK: Not identified as a risk

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None that the vendor is aware of.

PROPERTY ACCESABILITY & ADAPTATIONS: N/A

COAL AND MINEFIELD AREA: Not that the vendor is aware of.

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.

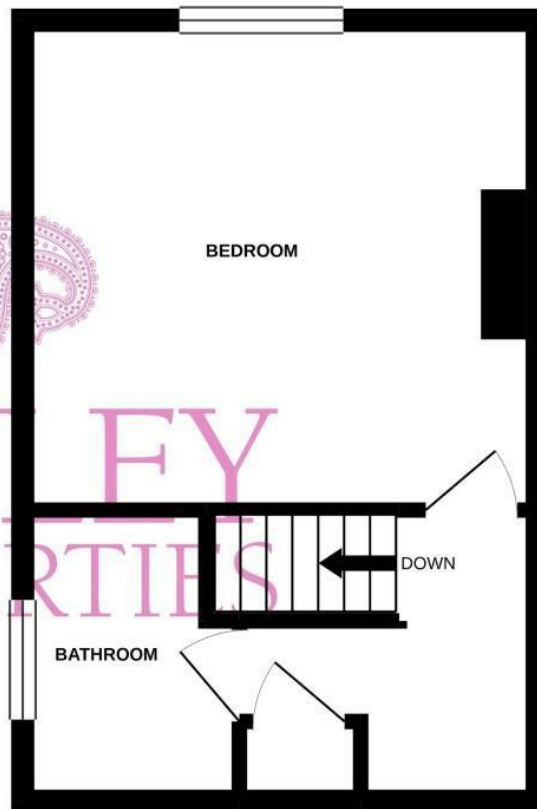
SURVEY TEXT

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

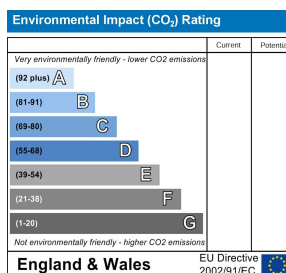
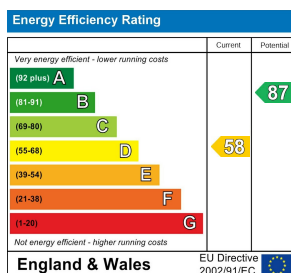


1ST FLOOR



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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