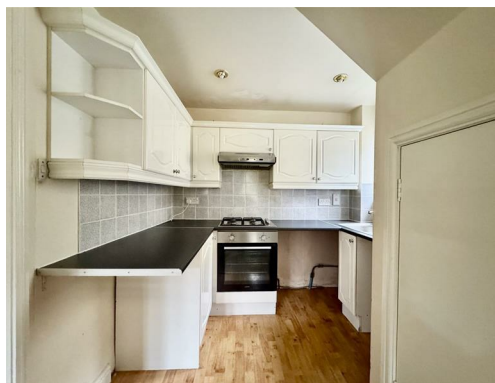


20 Botham Hall Road,  
Longwood HD3 4RJ

OFFERS AROUND  
£120,000



**\*\* NO CHAIN\*\*** TUCKED AWAY FROM THE ROADSIDE IS THIS LOVELY TWO BEDROOM BACK TO BACK PROPERTY WHICH BOASTS NEUTRAL DECOR THROUGHOUT, GARDEN AREA AND OFF ROAD PARKING FOR ONE VEHICLE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C.

PAISLEY  
PROPERTIES



## ENTRANCE HALL

You enter the property through a part glazed uPVC door into this welcoming hallway which is perfect for taking off outdoor clothes and shoes. The stairs ascend to the first floor and the room is filled with natural light from the side arch and front facing window. There is a door to the living room and the room opens to the kitchen.



## KITCHEN 8'0" x 5'10" max

This delightful kitchen can be found at the rear of the property and is fitted with a range of traditional white wall and base units, grey roll top work surfaces with contrasting grey tiled splash backs and a stainless steel sink with drainer and mixer tap over. Integrated appliances include an electric oven and grill, four ring gas hob with extractor fan over, and there is space/plumbing for a washing machine and under unit fridge and freezer. A side facing window provides a pleasant outlook and the room opens to the entrance hall.



## LIVING DINING ROOM 16'2" x 9'3" max

This bright and airy living room is bursting with natural light courtesy of the lovely front facing window. There is plenty of space for freestanding living and dining furniture making this a very versatile space. A door leads to the entrance hall.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing which has doors leading to the two bedrooms and house bathroom.

### **BEDROOM ONE 16'2" x 9'3" max**

Located at the front of the property, this superb master bedroom is decorated in neutral tones and has a large front facing window which fills the room with light. There is plenty of space for freestanding bedroom furniture and a door leads to the landing.



### **BEDROOM TWO 8'0" x 6'2" max**

Also positioned to the front of the property, this charming single room would alternatively make an ideal children's room, home office or dressing room. Having been superbly designed with storage fitted into the bulkhead which is ideal for keeping household items out of view. A door leads to the landing.





### **HOUSE BATHROOM 8'3" x 4'9" max**

This modern house bathroom is fitted with a three piece white suite including a bath with shower over, low level W.C and pedestal hand wash basin with hot and cold tap. The room is partially tiled with attractive white wall tiles and there is wood effect vinyl flooring. A side facing obscure glazed window floods the room with light and a door leads to the landing.



### **EXTERNAL AND PARKING**

At the front of the property there is space to park one vehicle and a small grass area ideal for sitting out in the fresh air.



### **\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND A

PROPERTY CONSTRUCTION: STONE

PARKING: OFF STREET PARKING

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile -

BUILDING SAFETY: There have not been any structural alternations to the property.

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK: There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA: There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **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**

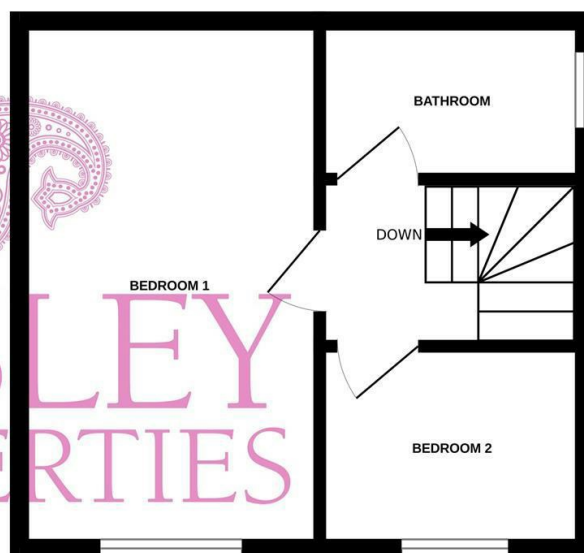
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



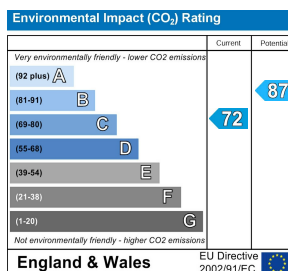
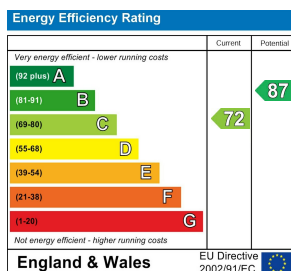
GROUND FLOOR



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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