

15 Summer Street,
Netherton HD4 7JG

OFFERS AROUND
£205,000



WELL PRESENTED THROUGHOUT, THIS CHARMING THREE BEDROOM TERRACE PROPERTY BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, GARDENS TO FRONT AND REAR, PRIVATE GARDEN WITH SUMMERHOUSE, DETACHED GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D .

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed upvc door into this welcoming entrance hall which has space to remove outdoor clothing and footwear. A staircase with a characterful arch ascends to the first floor landing. A door leads through to the living room.

LIVING ROOM 15'0" apx x 14'0" max

This spacious reception room is light and airy courtesy of the large front facing window which gives a view to the front garden. The room has an inset fireplace with a characterful stone hearth and timber mantle which houses a lovely wood burning stove and two alcoves provide extra storage space. There is plenty of room for free standing living room furniture, vinyl flooring flows underfoot and doors lead back through to the entrance hallway and through to the dining kitchen.





DINING KITCHEN 13'10" apx x 8'3" apx

Located at the rear of the property is the modern dining kitchen, with a range of cream wall and base units with contrasting work surfaces, tile splash backs and a stainless sink and drainer with mixer tap over. There is space for an electric oven with a concealed extractor fan above and a freestanding fridge freezer. Complimentary vinyl flooring flows underfoot and a rear window overlooks the garden. There is space for a dining table and chairs. An external door opens to the garden and doors lead to the utility/pantry and back through to the lounge.



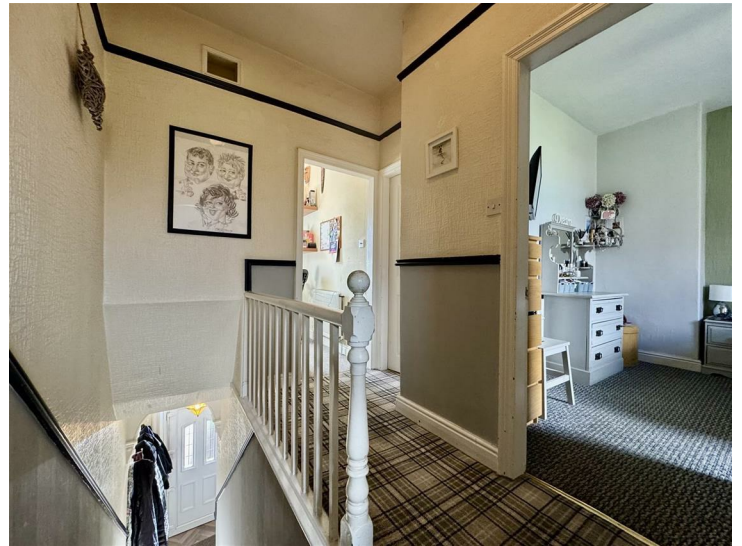


UTILITY / PANTRY 16'1" apx x 2'9" apx

This handy space is accessed from the kitchen and provides storage for household items, the boiler and has plumbing for a washing machine.

FIRST FLOOR LANDING

A staircase ascends from the entrance hall to the first floor landing which has a hatch giving ladder access to the loft and doors lead to the three bedrooms and the house bathroom.



BEDROOM ONE 11'8" apx x 11'3" max

A beautifully decorated double bedroom which has a fitted wardrobe, can easily accommodate freestanding furniture, positioned at the rear of the property with pleasant views and a door leads through to the first floor landing.



BEDROOM TWO 11'7" apx x 9'8" max

Situated at the front of the property with views of the front garden and cul de sac below is this well presented double bedroom with ample space for freestanding furniture, a bank of fitted wardrobes and a door leads through to the first floor landing.



BEDROOM THREE 8'6" apx x 6'10" apx

A bright single bedroom positioned to the front of the property with space for freestanding furniture, a bulkhead storage shelf and a door leads through to the first floor landing.



BATHROOM 6'3" apx x 5'3" apx

This attractive bathroom comprises of a white three piece suite including a bath with shower over and glass screen, pedestal hand wash basin, low flush W.C and a rear obscure window. The room is partially tiled and has complimentary vinyl flooring underfoot. A door leads to the first floor landing.



REAR GARDEN

To the rear of the property is a low maintenance decorative pebble garden with a patio area ideal for sitting out and for outdoor dining. There are raised flowerbeds with bushes, colourful shrubs and plants.



VIEW OVER THE REAR GARDEN



EXTERNAL FRONT

You enter the front garden through a wrought iron gate into a lawn garden which is surrounded by colourful plants, bushes, shrubs and established flower beds. A pathway leads to the front door.



GARAGE, OFF ROAD PARKING AND PRIVATE GARDEN

Directly opposite the property is a detached garage with space at the side having a timber outbuilding and a wood store. There is off road parking for multiple vehicles and a private enclosed lawned garden ideal for barbeques, entertaining, ample space for garden furniture and a wonderful summerhouse.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Stone

PARKING:
Garage / Off Street Parking

RIGHTS AND RESTRICTIONS:
Neighbours have a right of access over the property's land.

DISPUTES:
There have not been any neighbour disputes.

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

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.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
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.

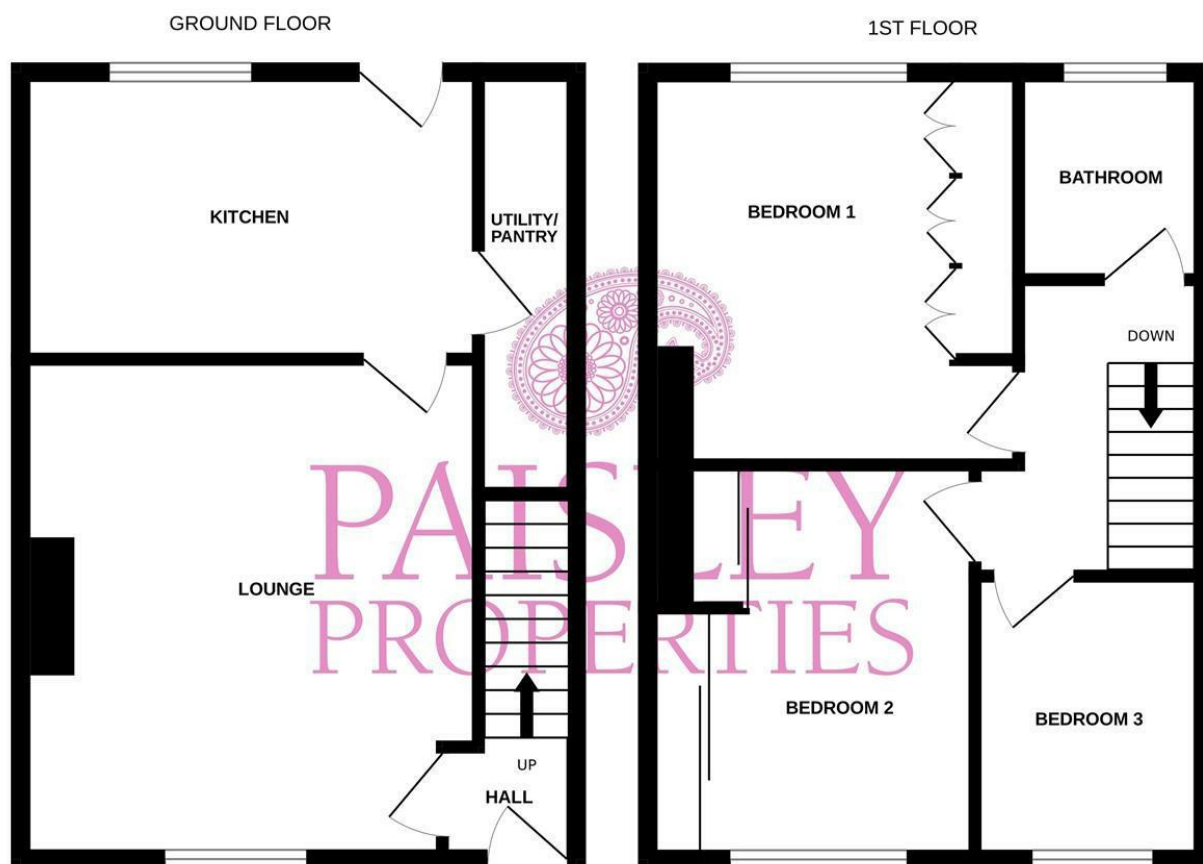
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

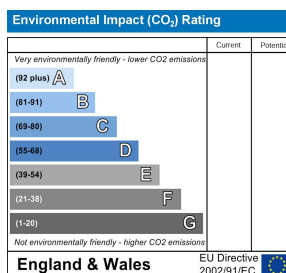
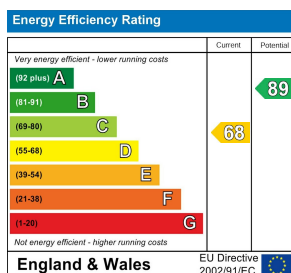
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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