

79 Luck Lane,
Marsh HD1 4QU

OFFERS AROUND
£250,000



THIS BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE FAMILY HOME BOASTS CHARACTER AND CHARM THROUGHOUT, A WELL MAINTAINED REAR PATIO GARDEN AND A DETACHED GARAGE.

LEASEHOLD - 999 YEARS - EXPIRING 2911 - CHARGES £1.79 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

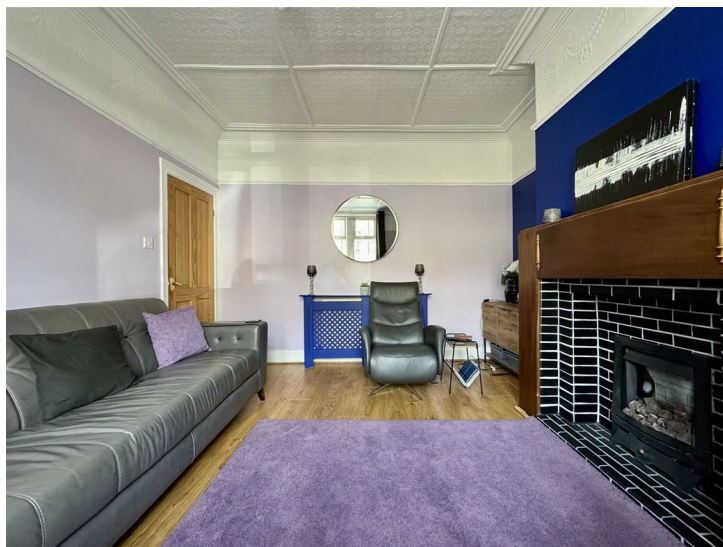
ENTRANCE HALLWAY

You enter the property through a upvc door into this bright and welcoming entrance hallway which really does set the scene for the accommodation on offer. This space has lovely high ceilings, ample room for the storing of shoes and coats, laminate flooring underfoot, doorways lead through to the lounge, dining room and stairs ascend to the first floor landing.



LOUNGE 13'6" apx x 11'7" max

This nicely decorated lounge has high ceilings with intricate cornicing and has a gas fire housed in a brick effect fireplace with a timber surround. There is a great amount of space to accommodate free standing furniture, alcoves to either side of the chimney breast and a large window floods the space with natural light and gives a view of the front garden. There is laminate flooring underfoot and a door leads through to the entrance hallway.



DINING ROOM 15'4" max x 13'6" apx

A fantastic additional living space this separate dining room has ample space for a dining table and chairs or would alternatively make a second sitting room. The room is well presented, has high ceilings and a large window provides pleasant views over the garden. Laminate flooring flows underfoot and doors lead back to the hallway, through to the cellar head and to the kitchen.



CELLAR 16'9" max x 9'9" max

Accessed from the dining room, the cellar head provides storage for easy to reach household items and stone steps descend to the good size cellar which provides extra storage, plumbing for a washing machine, space for a tumble dryer and extra freezer space if required. The properties boiler is also housed here.

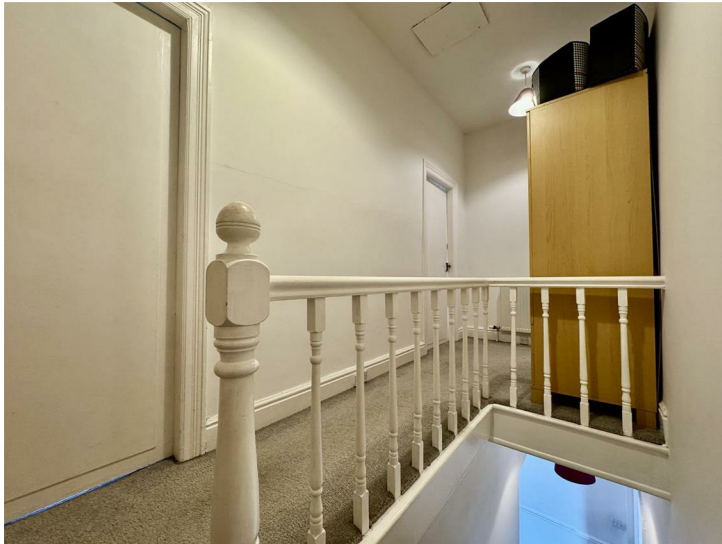
KITCHEN 9'11" max x 6'0" apx

Located at the rear of the property with a view of the garden is this modern kitchen which is fitted with a range of cream gloss base and wall units, contrasting worktops, tile splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap over. Cooking facilities comprise of an integrated electric oven, four ring gas hob with an extractor above. There is space for an undercounter fridge and freezer. Tile flooring flows underfoot, a window looks out over the garden and a door leads back to the dining room. An external door opens to the garden.



FIRST FLOOR LANDING

From the entrance hallway stairs ascend to the first floor split landing which has space for freestanding storage and doors lead to the three bedrooms and the family bathroom



BEDROOM ONE 13'11" apx x 11'0" max

This generous sized double bedroom is positioned to the rear of the house with garden views and has ample space for freestanding furniture, features an original cast iron fireplace and a door leads on to the landing.



BEDROOM TWO 11'0" max x 9'4" max

Neutrally decorated, positioned at the front of the property and being a double bedroom with ample room for freestanding furniture, again featuring a cast iron fireplace and a doorway leads on to the first floor landing.



BEDROOM THREE 10'9" apx x 5'8" apx

This bright single bedroom has space for freestanding furniture and is positioned at the front of the property overlooking the street scene below and a door leads on to the landing.



BATHROOM 14'0" apx x 3'11" apx

The bathroom is fitted with a four piece white suite, including a bath, shower cubicle with a bifold screen, pedestal hand wash basin and a low level W.C. The room is fully tiled, a large obscure glazed rear window lets the light flow through and a door leads to the landing.



REAR GARDEN AND GARAGE

This fence enclosed patio garden can be accessed through a timber gate from the rear of the property or from the kitchen. This area offers a lovely space for Al fresco dining, barbecues and room for garden furniture.

At the end of the garden is a single detached garage with an up and over door which can be accessed by a lane at the back of the house.



EXTERNAL FRONT

To the front of the property is a low maintenance paved garden with room for decorative pots/planters and space to sit out.



***MATERIAL INFORMATION**

TENURE:

Leasehold

LEASEHOLD:

Length of lease - 999 years

Start date - 15/03/1912

Years remaining - 886

ADDITIONAL COSTS:

Ground rent - £1.79 per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

PROPERTY CONSTRUCTION:

Stone

PARKING:

Garage / On Street Parking

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There are no known structural defects 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.

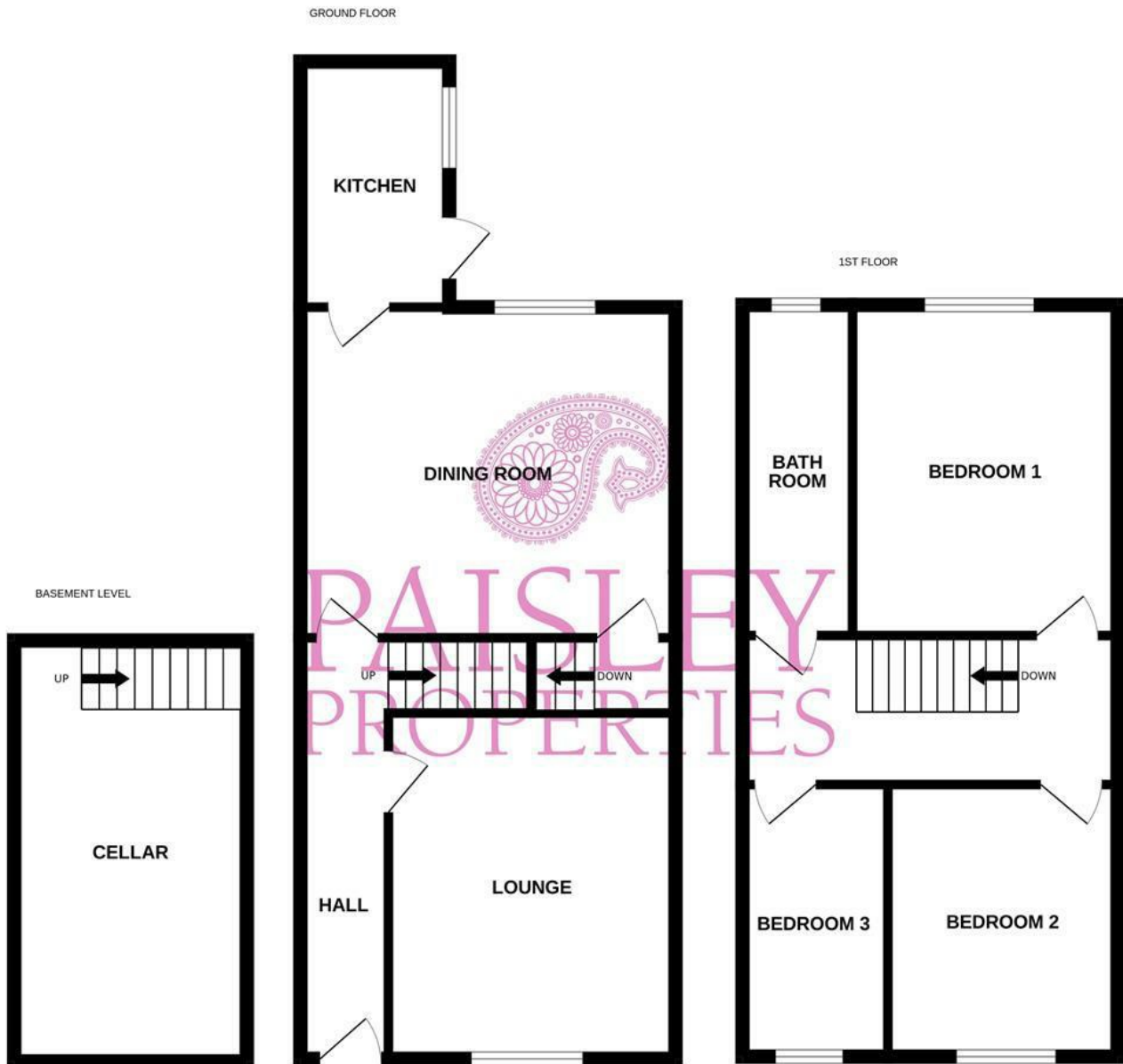
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

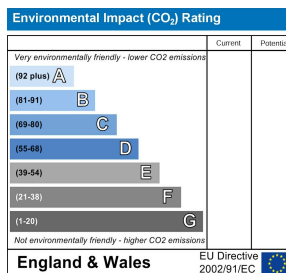
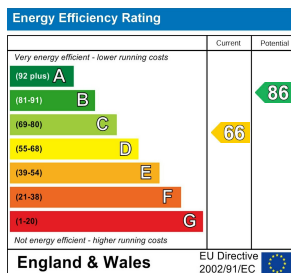
SURVEY TEXT

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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