

209 New Road,
Upper Heaton HD5 0PN

OFFERS AROUND
£240,000



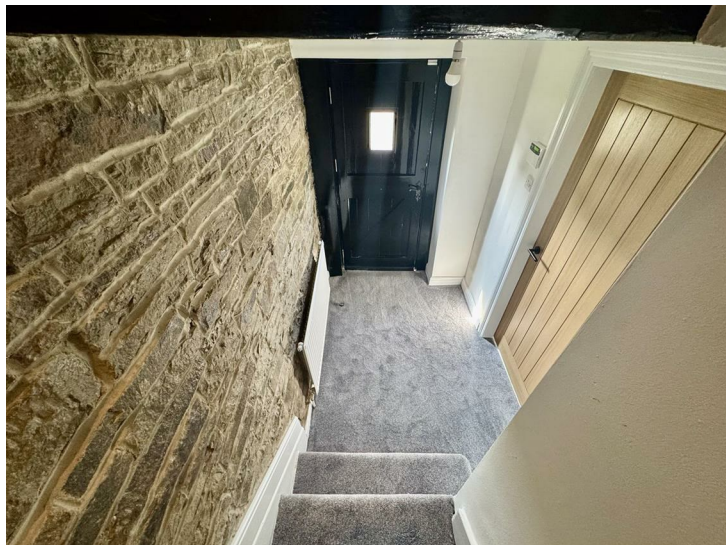
THIS IMMACULATLY PRESENTED, FULLY REFURBISHED AND EXTENDED TWO BEDROOM MID TERRACE COTTAGE BOASTS STYLE AND CHARACTER THROUGHOUT, GARDENS AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a timber door into the welcoming entrance hallway with characterful beams, beautiful exposed stone walls, and newly fitted carpet underfoot. A door leads through to the living room and stairs with a timber balustrade ascend to the first floor landing.



LIVING ROOM 18'2" max x 13'8" max

This spacious, dual aspect reception room provides pleasant views, has characterful beams and quirky inset shelving. There is ample space for freestanding furniture, a stone fireplace and hearth houses a multi fuel stove. Doors leads back to the entrance hallway and to the rear steps which descend to the lower floor.





LIVING KITCHEN 26'10" max x 14'7" max

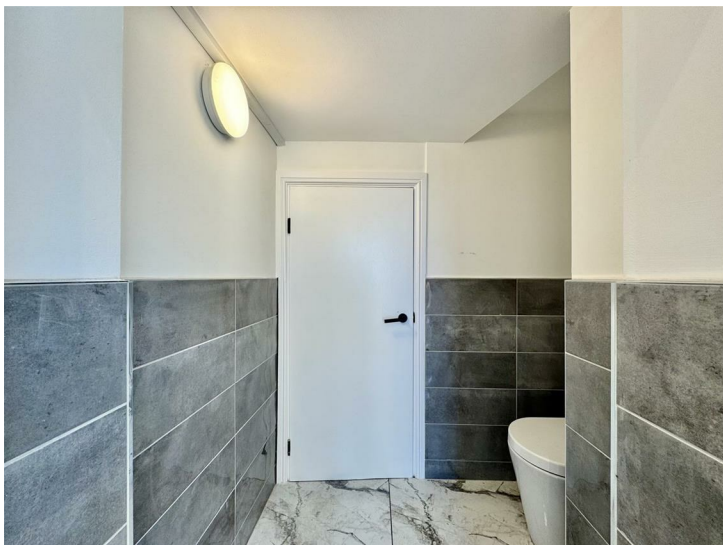
This stunning and generous size living kitchen really is the heart of the home, offers great entertaining space and is flooded with natural light through its Velux windows and bi fold doors which bring the outside in. The kitchen is fitted with dark blue wall and base units with contrasting work surfaces, matching upstands and a porcelain sink with mixer tap over. There is an integrated dishwasher, space for a large gas oven with an extractor over and room for a fridge freezer. This amazing room gives ample space for freestanding dining and living room furniture. Marble effect tile flooring flows throughout the room and spotlighting adorns the ceiling. Doors open to the utility, W.C, bi fold doors open to the garden and a staircase ascends to the living room landing.





W.C 5'10" max x 4'3" max

Handily positioned, this room has a "Two in One" toilet and hand wash basin and is partially tiled with tile flooring underfoot. A door opens to an understairs storage area ideal for household items.



UTILITY SPACE 4'7" apx x 4'5" apx

Neatly positioned off the kitchen is a handy utility space with plumbing for a washing machine, space for a condenser dryer and a countertop provides storage. There is tile flooring underfoot and spotlights to the ceiling.

**FIRST FLOOR LANDING**

Stairs with a timber balustrade ascend to the first floor landing with lovely high ceilings, beams and exposed stone walls. Doors lead through to two bedrooms and the shower room.



BEDROOM ONE 18'4" max x 9'0" max

A sizeable dual aspect double bedroom with pleasant countryside views from its windows. The room has high ceilings, features an inset stone fireplace, has characterful beams and has ample space for freestanding bedroom furniture. A door leads on to the landing.



BEDROOM TWO 9'0" max x 8'10" max

A double bedroom positioned to the front of the property with lovely countryside views, high ceiling and exposed beams, gallery storage, space for bedroom furniture and a door leads on to the landing.



SHOWER ROOM 8'6" apx x 6'0" max

This stylish shower room comprises of a white suite including a double walk in waterfall shower with glass screen, a vanity hand wash basin with mixer tap over, LED mirror, anthracite towel radiator and a low flush w.c. The room is fully tiled with complimentary tile underfoot, has rear obscure windows with a deep sill, spotlighting to the ceiling and a door leads on to the landing.



REAR GARDEN

A low maintenance, fence enclosed, Indian Sandstone patio with colourful flowerbed borders offers a great space for outdoor dining with ample space for garden furniture. A timber gate gives access to another paved garden which could provide space for a timber outbuilding, a hanging space or storage area.





EXTERNAL FRONT AND DRIVEWAY

You enter onto the newly laid tarmac driveway which has parking for three vehicles.





VIEWS



***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Stone

PARKING:
Driveway

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 been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

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.

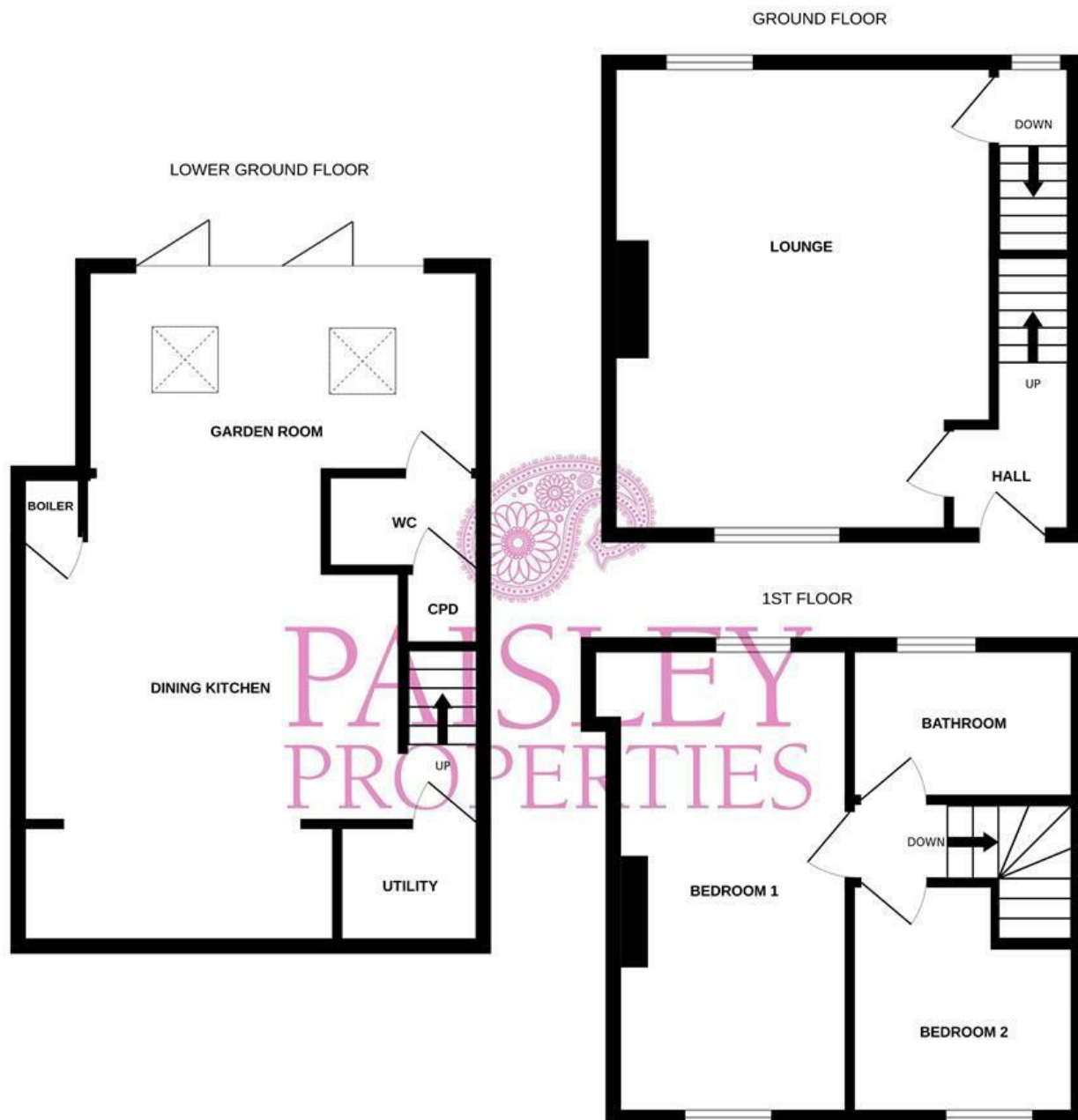
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
[92 plus) A			86
[81-91) B			
[69-80) C			
[55-68) D		65	
[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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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PAISLEY
PROPERTIES