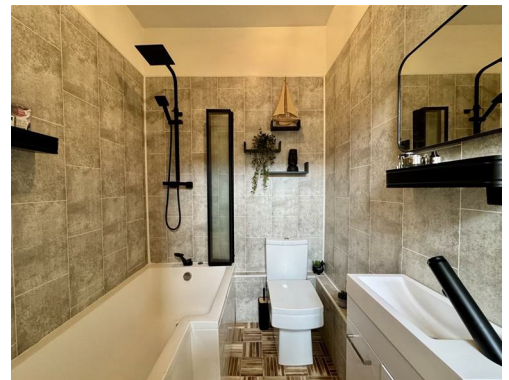


520b Wakefield Road,
Dalton HD5 8PU

OFFERS AROUND
£115,000



****ATTENTION INVESTORS AND FIRST TIME BUYERS** THIS IMMACULATELY PRESENTED STONE BUILT ONE BEDROOM END TERRACE PROPERTY BOASTS OPEN PLAN LIVING AND A BLOCK PAVED DRIVEWAY FOR ONE VEHICLE.**

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: D

PAISLEY
PROPERTIES

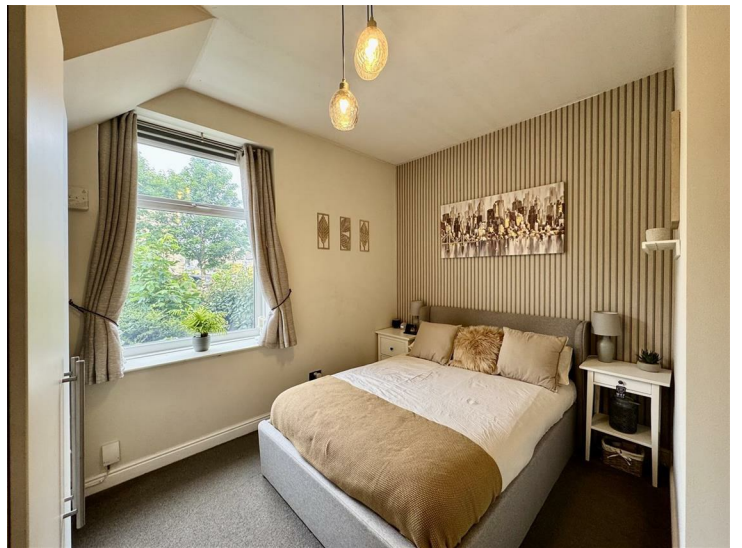
ENTRANCE HALLWAY

You enter the property through a UPVC door into a welcoming entrance hallway with hardwood flooring underfoot, space to remove coats and shoes, a large window allows natural light to flood through and doorways lead through to the bedroom, bathroom and stairs ascend to the first floor.



GROUND FLOOR BEDROOM 11'10" x 9'8"

This beautifully presented, good size double bedroom has ample space for freestanding furniture and an understairs cupboard provides storage and houses the boiler. A large window lets in an abundance of light, gives a view of the street scene beyond and a door leads through to the entrance hallway.





GROUND FLOOR BATHROOM 5'11" x 5'6"

This contemporary bathroom features a three piece white suite comprising of a bath with a waterfall shower over and glass bi fold screen, a vanity hand wash basin with a feature mixer tap over and a low level W.C. The room is partially splash-boarded, has an anthracite towel radiator, attractive timber tile flooring underfoot and a door leads through to the entrance hallway.



FIRST FLOOR LANDING

Stairs with timber balustrades ascend from the entrance hallway to the first floor which opens straight through to the living kitchen

OPEN PLAN LIVING KITCHEN 16'2" x 14'11"

This fantastic open plan room is situated on the first floor, has ample space to house freestanding living room furniture and is bright and airy courtesy of the dual aspect windows. The kitchen is fitted with a range of dark blue wall and base units, contrasting work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor above, space for a fridge freezer and plumbing for a washing machine. A breakfast bar with stylish downlighting offers space for informal dining and spotlights to the ceiling complete the look.



EXTERNAL AND DRIVEWAY

Double timber gates with a separate side gate open to a block paved driveway which has parking for one vehicle, outdoor tap, electric point and space for outdoor furniture, storage and decorative pots/planters.





***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Stone

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
Neighbour has 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. *

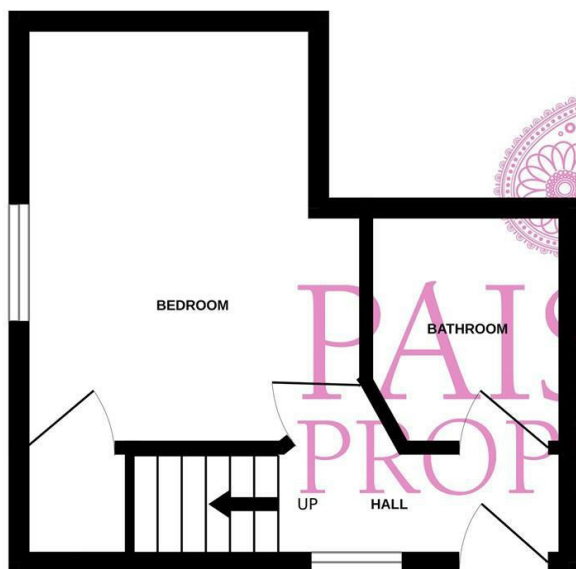
PAISLEY

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.

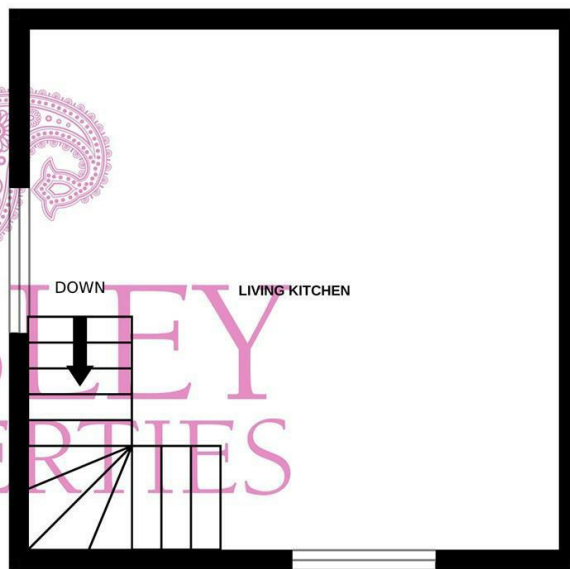
SURVEY TEXT

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.

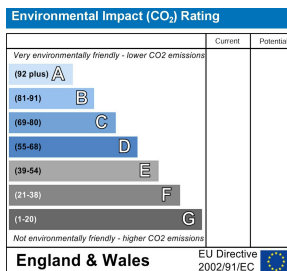
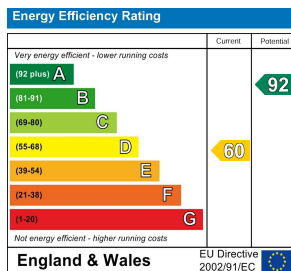
GROUND FLOOR



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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