

73 Senior Street,
Moldgreen HD5 8BW

OFFERS AROUND
£160,000



RECENTLY UPGRADED AND BEAUTIFULLY PRESENTED THROUGHOUT IS THIS THREE BEDROOM MID TERRACE WHICH BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION OVER THREE FLOORS, LOW MAINTENANCE GARDENS AND ON STREET PARKING

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C.

PAISLEY
PROPERTIES

LIVING ROOM 14'3" max x 13'1" max



You enter the property through a upvc door into this generous size and neutrally decorated reception room which has a large front facing window with a view out to the front garden. An inset fireplace with an oak mantle and slate hearth houses a log burning stove offering a lovely focal point to the room. There is ample space to accommodate free standing living room furniture and solid oak flooring flows underfoot. A door leads through to the kitchen and a staircase with timber balustrade ascends to the first floor landing.



KITCHEN 13'1" apx x 12'3" max



Spanning the rear of the property, this newly fitted, contemporary kitchen has a window with a view over the rear patio, stylish navy and white wall and base cabinetry, contrasting work surfaces with matching upstands and an inset stainless steel sink with mixer tap over. There is an integrated electric oven, four ring induction hob with extractor fan over, fitted dishwasher, plumbing for a washing machine, space for a fridge freezer and attractive herringbone LVT flooring completes the look. A cupboard houses the 2 year old boiler which is Halo app controlled. A door opens to an understairs storage cupboard ideal for a condenser dryer and for storing household items. An external door opens to the rear garden and a door leads back through to the living room.



FIRST FLOOR LANDING



A freshly painted staircase with a timber balustrade ascends from the living room to the first floor landing which boasts sensor lighting. Doors lead through to the two double bedrooms, bathroom and a staircase to bedroom three.

BEDROOM ONE 11'11" max to wardrobes x 9'11" max



Beautifully presented and located to the front of the property is this spacious double bedroom which has a bank of sliding fitted wardrobes, ample space for additional freestanding furniture and two windows give a view of the street scene below. A door leads through to the first floor landing.

BEDROOM TWO 10'1" max x 9'1" max



Another well presented double bedroom located to the rear of the property having views over the garden below. The room has an integrated floor to ceiling storage cupboard, space for furniture and a door leads through to the first floor landing.

BEDROOM THREE 17'3" max into eaves x 13'1" max



A staircase with a handy understairs storage cupboard ascends from the first floor landing to bedroom three. Nestled in the eaves and flooded with natural light through its two Velux windows with fitted black out blinds is this good size double bedroom which offers space for freestanding bedroom furniture and could be utilised as a home office if required.

BATHROOM 5'3" apx x 5'2" apx



The modern bathroom comprises of a white three piece suite including a bath with shower over and glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The bathroom is partially splash boarded with complimentary tile flooring underfoot, obscure glazed rear window and a door which leads to the landing.

REAR GARDEN



To the rear of the property is a good size fence enclosed paved garden ideal for outdoor dining, entertaining and with space for a timber outbuilding if desired.

Off street parking could be achievable if required.



EXTERNAL FRONT AND PARKING



You enter the front garden through a timber gate, a pathway leads to the front door and a well maintained colourful flowerbed to the side offers space for planting.

The property has on street parking.

***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Standard

PARKING:
On Street Parking / Potential to create off street parking to the rear of the property.

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	80
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			

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

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