

11 Town End,
Almondbury HD5 8NP

OFFERS AROUND
£190,000



RECENTLY REFURBISHED INTERNALLY AND IMMACULATELY PRESENTED THROUGHOUT, THIS THREE BEDROOM MID TERRACE BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, GARDENS AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed composite door into a welcoming entrance hallway which has laminate flooring underfoot and space to remove coats and shoes. A door leads to the lounge and a carpeted staircase ascends to the first floor landing.

LOUNGE 13'10" max x 13'9" max

This beautifully presented lounge has an abundance of space for free standing living room furniture, has laminate flooring underfoot, spotlights to the ceiling and a front facing window giving a view over the driveway. Doors lead to the entrance hallway and the dining kitchen.



DINING KITCHEN 16'10" max 7'10" max

Spanning the rear of the property is this recently fitted kitchen which is fitted with a range of pale grey wall and base units, complimentary quartz work surfaces and an inset porcelain sink with mixer tap over. Integrated appliances include an electric oven and four ring electric hob with extractor fan over, microwave, fridge freezer and dishwasher. There is space for a dining table and chairs. Two rear facing windows allows natural light to flood the room. Tiled flooring and feature coffered lighting finishes the room nicely and internal doors lead to the lounge and an under stairs cupboard ideal for storage and having plumbing for a washing machine. An external composite door takes you out onto the rear patio.





FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the nicely decorated first floor landing which has doors leading to the three bedrooms and house shower room. A hatch allows access into the loft.



BEDROOM ONE 13'2" max x 10'0" max

This generously sized double bedroom is flooded with natural light courtesy of the large front facing window. There is plenty of room for bedroom items and a door leads to the landing.



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

To the rear of the property is this lovely double bedroom which has pretty views over the garden and further afield from its window. There is lots of space for bedroom furniture and a door leads to the landing.



BEDROOM THREE 9'8" max x 6'7" max

This charming single bedroom could lend itself to a variety of uses including a snug, play room, home office or nursery. There is bulk head shelving and a front facing window with a view of the street scene below.



SHOWER ROOM 7'10" apx x 4'7" apx

This stylish house shower room is fitted with a white suite including a porcelain hand wash basin with wall mounted mixer tap over which sits upon a timber vanity unit, a double walk in waterfall shower with lit inset shelving, glazed screen and a low level W.C. The room is fully tiled with decorative wall tiles, has a brass towel radiator, LED mirror, contrasting tile underfoot and two rear facing obscure glazed windows allow natural light into the room. A door leads to the landing.



REAR GARDEN

To the rear of the property is fence enclosed garden with a patio ideal for outdoor dining and a well maintained lawn garden with ample space for garden furniture. There is space for a timber outbuilding if desired.



EXTERNAL FRONT AND DRIVEWAY

A wrought iron gate opens to a pathway leading to the front door and a driveway allows parking for one vehicle.



***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 A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring 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.

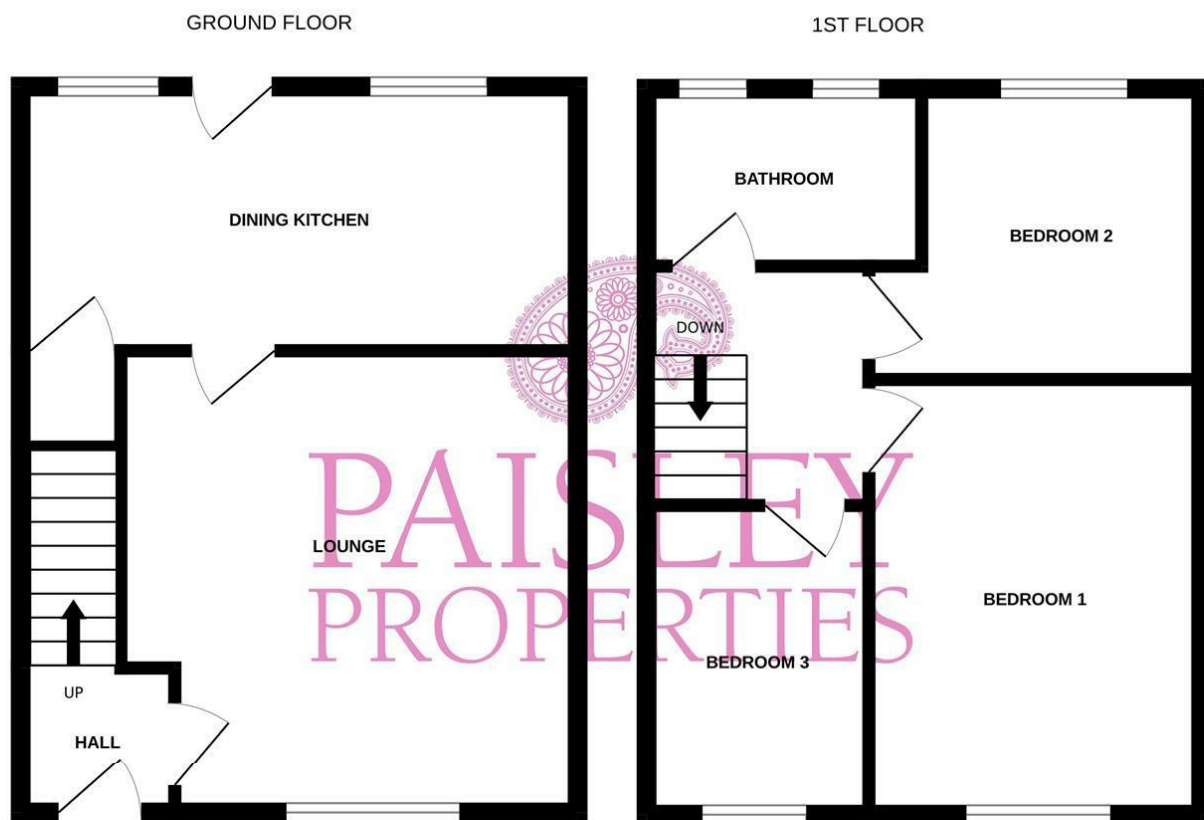
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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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	EU Directive 2002/91/EC	87

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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