

35 Dog Kennel Bank,
Huddersfield HD5 8JB

OFFERS AROUND
£259,500



BRIMMING WITH CHARACTER THROUGHOUT, THIS BEAUTIFULLY PRESENTED FOUR BEDROOM VICTORIAN MID TERRACE HAS BEEN EXTENDED AND BOASTS EXTREMELY SPACIOUS LIVING ACCOMMODATION, LOW MAINTENANCE GARDENS AND PERMIT PARKING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

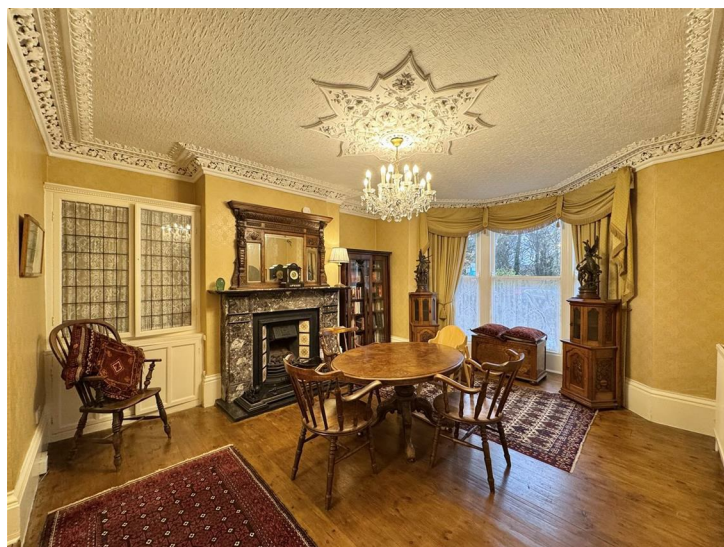
PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a timber door with stained glass windows into a grand entrance hallway which really sets the scene for the accommodation on offer. This grand entrance boasts high ceilings, ornate cornicing, a wonderful ceiling rose, feature panelled walls and original timber flooring underfoot. A staircase ascends to the first floor landing and doors open to the living room, dining room, ground floor W.C and to the cellar head.

DINING ROOM 17'9" max x 14'5" max



Positioned at the front of the property, this impressive dining room has intricate cornicing and a beautiful ceiling rose to the ceiling, a coal effect gas fire with marble fireplace and hearth offering a lovely focal point to the room and ample space for a dining table and chairs. There are two alcoves, one benefitting from fitted cabinetry and a large bay style window floods the room with natural light. Original timber flooring flows underfoot and double doors open to the living room. A door leads back through to the entrance hallway.



LIVING ROOM 13'9" max x 17'2" max



A fantastic reception room which is beautifully presented, which again has high ceilings, cornicing, a ceiling rose and a decorative cast iron fire set in a marble and tile fireplace with a slate hearth. There is ample room for living room furniture, reclaimed timber floors underfoot and french doors open to the rear garden. Double doors open to the dining room and doors leads back through to the hall and through to the kitchen.



DINING KITCHEN 17'6" max 11'2" max



Flooded with natural light through the dual aspect windows, this extended dining kitchen boasts a range of timber wall and base units with complimentary upstands and a porcelain sink with mixer tap over. Cooking facilities comprise of space for a freestanding range cooker with extractor over, fridge freezer, plumbing for a washing machine and for a dishwasher. There are two storage pantry's ideal for storing household items and space for a dining table with chairs. Spotlights adorn the ceiling and doors open to a staircase leading to the rear landing, back through to the living room room and an external timber door with stained glass panels opens to the garden.



GROUND FLOOR W.C 5'2" ax x 2'5" apx

Accessed at the rear of the entrance hallway is a handy ground floor cloakroom which briefly comprises of a wall hung hand wash basin and a high level traditional toilet.

CELLAR 20'6" max x 17'5" max

A good size cellar is accessed from the entrance hallway and is split into rooms offering an ideal space for storing household items.

FIRST FLOOR LANDING



A staircase with timber balustrade ascends to this light and airy first floor landing with timber flooring underfoot, a fabulous stained glass ceiling light with spotlighting and doors lead through to three bedrooms and the family bathroom.

BEDROOM ONE 14'4" max x 13'6" max



A great sized double bedroom located at the front of the property with a view of the street scene below. The room is tastefully decorated and benefits from a decorative cast iron fireplace, floor to ceiling integrated wardrobe with storage, plenty of space for freestanding furniture, timber flooring underfoot and a door leads through to the landing.

BEDROOM TWO 13'7" max x 13'2" max



This generous sized double bedroom is positioned to the rear of the house with garden views and has ample space for freestanding furniture, a fitted wardrobe to one alcove, features an original cast iron fireplace with a stone hearth and timber flooring underfoot. A door leads to the landing.

BEDROOM THREE



This bright single bedroom is currently used as a home office and positioned to the front of the property. There is space for freestanding furniture, bulk head shelving and a door leads to the landing.

BEDROOM FOUR 9'5" max x 6'5" max



This well presented dual aspect double bedroom which has pleasant views over the garden. There is a feature stained glass window, overhead curtained storage, bulk head shelving and ample room for bedroom furniture. A door leads to the rear landing.

REAR LANDING



A staircase ascends from the dining kitchen to the rear landing which has an obscure side window, a feature stained glass window and a storage cupboard ideal for towels and bed linen. Doors open to bedroom four and the Jack and Jill bathroom.

JACK AND JILL BATHROOM 10'6" max x 6'7" max



A charming Jack and Jill period style bathroom with a feature sloped ceiling housing a unique stained glass roof light and spotlighting. The bathroom is fitted with a freestanding claw-foot roll top bath with overhead shower and curtain surround, a large decorative hand wash basin, a classic high cistern toilet, chrome towel rail and space for freestanding furniture. Original timber flooring flows underfoot and doors lead through to the landing and the rear landing.

REAR GARDEN



This enclosed and peaceful courtyard garden can be accessed from the kitchen, french doors from the living room or a private lane at the rear of the property. This area offers a lovely space for Al fresco dining, barbecues and ample room for garden furniture. There is also a stone built outbuilding which could be used for a variety of purposes.



EXTERNAL FRONT AND PARKING



To the front of the property is a low maintenance cobbled garden with wrought iron fencing. The ideal place to sit out and for decorative pots and planters.

The property has permit parking which can be applied for through Kirklees council.

***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Stone

PARKING:
Resident Permit

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.

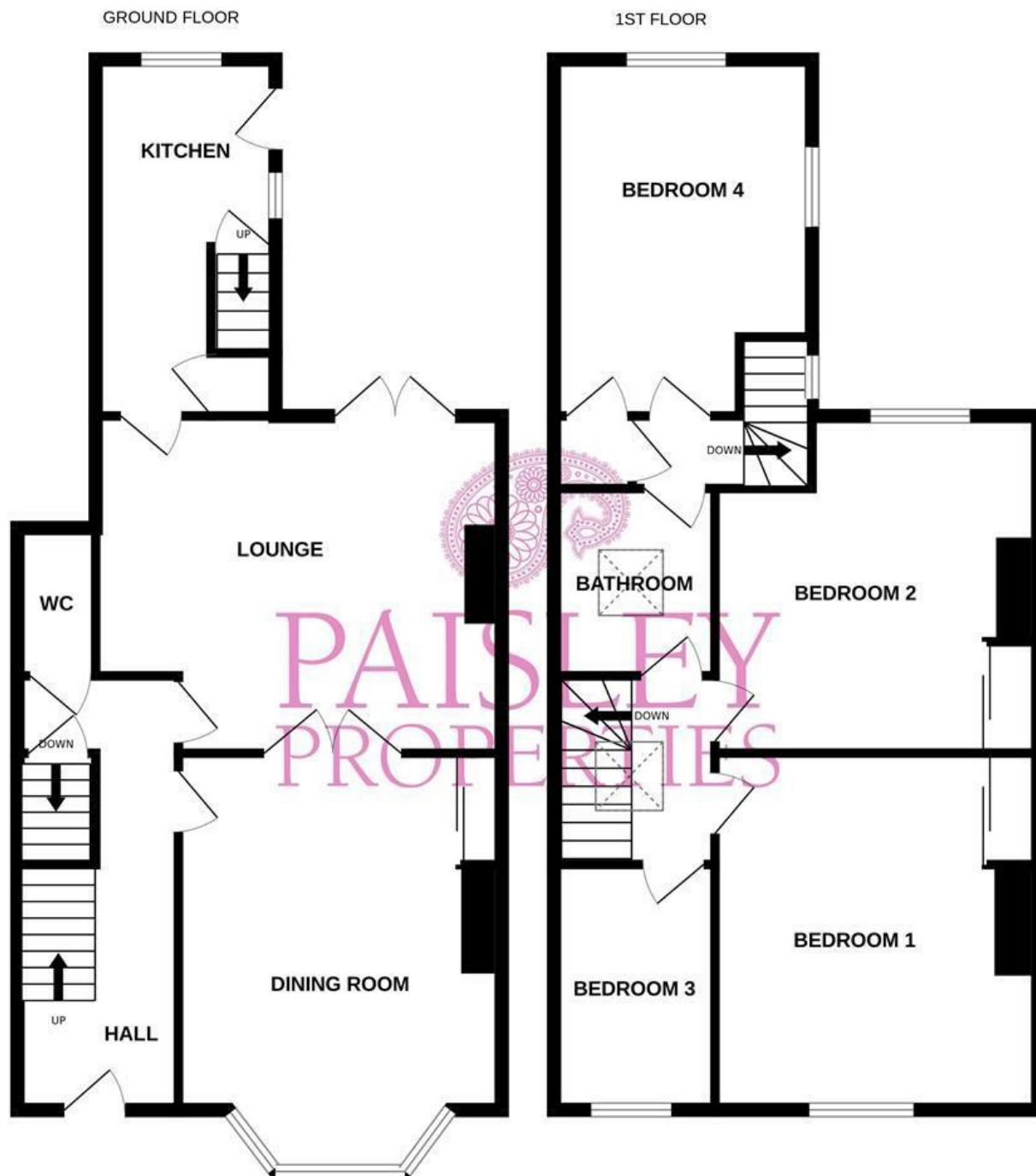
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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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	81

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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