



SITUATED ON A TREE LINED STREET THIS CHARMING STONE BUILT TWO BEDROOM END OF TERRACE COTTAGE BOASTS LIGHT AND AIRY ROOMS, LOW MAINTENANCE GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

ENTRANCE HALLWAY

You enter the property through a part glazed Upvc door into the bright entrance hallway with decorative arch, space to remove outdoor clothing and laminate flooring underfoot. A staircase with timber balustrade ascends to the first floor and a door leads through to the lounge.

LOUNGE 13'3" x 11'3" max



This spacious lounge is bright and airy courtesy of the large front window, with two alcoves, spotlights to the ceiling, ample space for freestanding furniture, laminate flooring underfoot and a wonderful inset gas stove. Doors lead through to the entrance hallway and kitchen.

KITCHEN 14'4" x 4'11" max



This stylish kitchen is fitted with a range of modern wall and base units with undercounter lighting, roll top work surfaces with upvc splash backs and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor above, a fridge and plumbing for a washing machine. Laminate flooring flows underfoot, spotlighting adorns the ceiling and doors lead through to the lounge, cellar steps and an external door opens out to the rear garden.

CELLAR 10'11" x 6'5" max



Stone steps descend to this good sized cellar which has power, light, inset shelving, two windows, york stone flooring underfoot and is a great addition to the property providing generous space to store extra household/utility items.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a loft hatch, high ceilings and doors lead through to the two bedrooms and bathroom.

BEDROOM ONE 11'10" x 8'1" max



This double bedroom has two alcoves, space for additional freestanding furniture and laminate flooring underfoot. A large window overlooks the front garden, street scene below, views beyond and a door leads through to the landing.

BEDROOM TWO 8'8" x 6'4"

A lovely single bedroom which could be used as an office or nursery, located to the rear of the property with space for freestanding furniture, laminate flooring underfoot and a door leads through to the landing

BATHROOM 8'9" x 5'9"

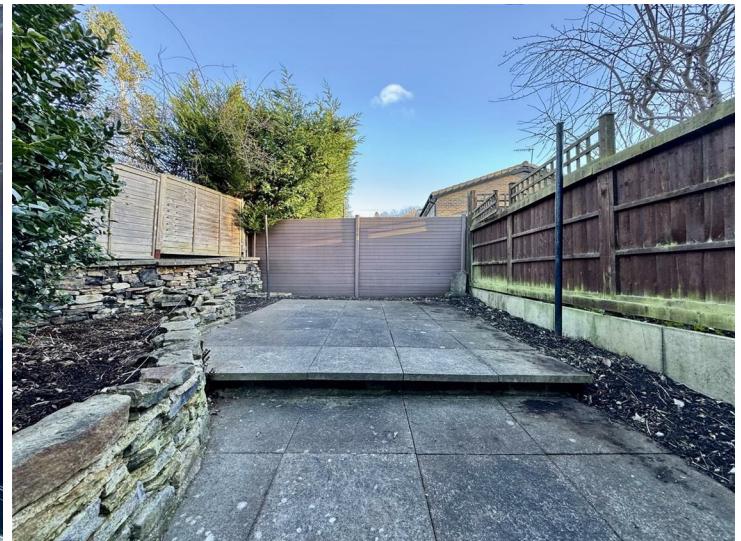
The bathroom features a three piece white suite comprising of a bath with shower over and glass screen, low level W.C, pedestal hand wash basin and a chrome towel radiator. The room is partially tiled with attractive wall tiles, complimentary tile flooring and a door leads onto the landing.

REAR GARDEN



The rear garden can be accessed through a timber gate at the side of the property or through the kitchen. This fence enclosed, peaceful patio garden provides ample space for outdoor entertaining, space for garden furniture, colourful plant bed borders and a good size stone outbuilding ideal for storage.

** Please note ** There is shared foot access through for the neighbouring property.



EXTERNAL FRONT



To the front of the property is a raised pebbled garden with plant bed borders, well established shrubs, bushes and trees.

***MATERIAL INFORMATION**

TENURE:

Freehold

ADDITIONAL COSTS:

A small area to the right side of the rear garden is leased from Kirklees council at a cost of £58 per annum - This is paid up until 30th April 2026

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

On Street Parking

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 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. *

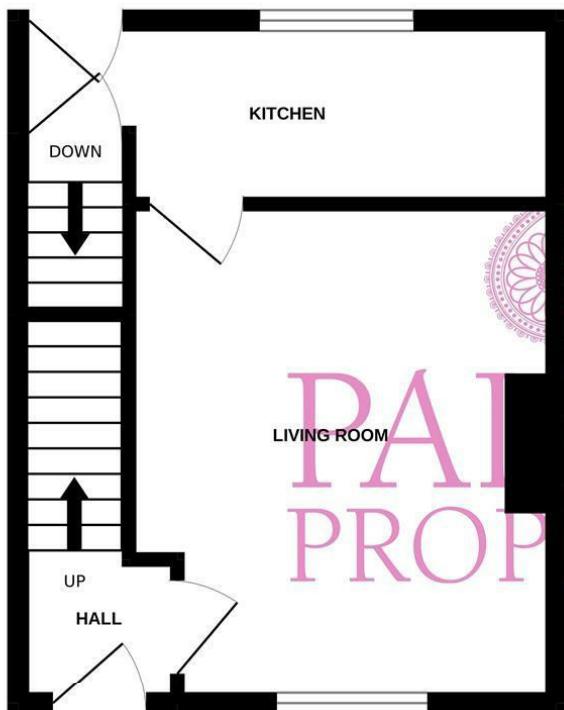
SURVEY TEXT

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.

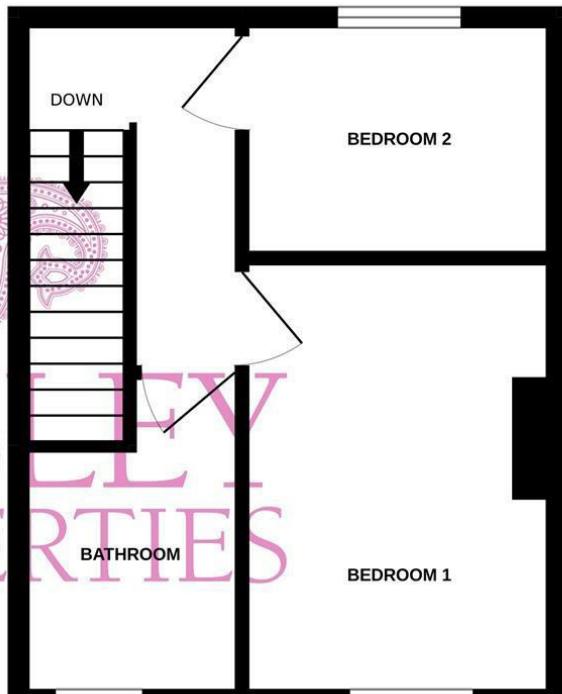
PAISLEY

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.

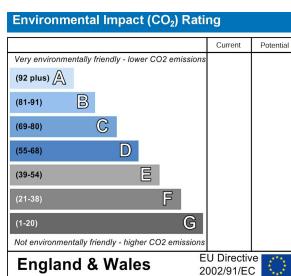
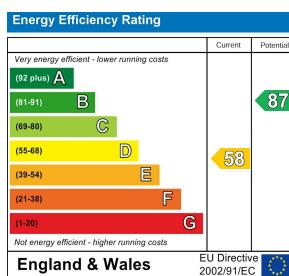
GROUND FLOOR



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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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

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

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