

106 Barcroft Road,
Huddersfield HD4 6LD

OFFERS OVER
£110,000



THIS TWO BEDROOM STONE BUILT BACK TO BACK TERRACE IS WELL PRESENTED THROUGHOUT AND BENEFITS FROM GENEROUS LIVING ACCOMMODATION, A CHARMING FRONT PATIO AND ON STREET PARKING.

LEASEHOLD - 999 YEARS - EXPIRING 2877 - GROUND RENT £1.18 / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a timber door, with obscure glazed transom window over, into the entrance hall. A door leads through to the lounge and stairs ascend to the first floor landing.

LOUNGE 15'10" max x 14'9" max

Flooded with natural light courtesy of the large front facing window, this spacious lounge offers plenty of space for free standing living room and dining furniture. There is a chimney breast and stone hearth which houses a free standing electric fire and there are alcoves either side which create a lovely focal point for the room. There is wood effect flooring, an archway leads through to the kitchen and a door leads to the entrance hall.



KITCHEN 10'11" apx x 4'11" max

Fitted with a range of wood effect base and wall units, roll top work surfaces, tiled splashbacks and stainless steel sink and drainer with mixer tap over is this tasteful separate kitchen area. There is a built in oven with four ring gas hob and extractor fan over, space for a freestanding fridge and plumbing for a washing machine. There is a side facing window and tile effect vinyl flooring. There is also a great storage space under the stairs and an archway leads through to the lounge.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing. To the left there are doors leading through to bedroom one and house bathroom and to the right a door leads through to bedroom two.

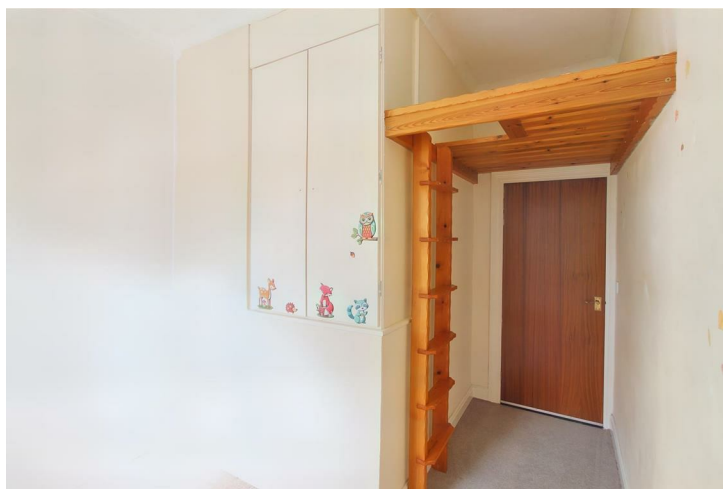
BEDROOM ONE 16'1" apx x 8'9" max

Positioned to the front of the property, this good sized bedroom has ample space for free standing bedroom furniture alongside a bank of fitted wardrobes with a sliding door and a mirrored door. There is a large front facing window providing the room with plenty of natural light and a chimney breast with alcoves either side one of which houses the wardrobes. A timber door leads onto the landing.



BEDROOM TWO 12'10" max x 9'2" apx

This L shaped single bedroom offers a great amount of space for bedroom furniture. There is a large built in storage cupboard and a ladder leads up to a shelving unit which provides even more useful storage space. A large front facing window floods the room with natural light and the central heating boiler is also located here. A door leads onto the landing.



HOUSE BATHROOM 12'11" max x 5'6" max

This unique bathroom is fitted with a white three piece suite including bath with electric shower over and glass screen, pedestal hand wash basin with mixer tap and low level W.C. There are decorative tiles around the bath and it is partially tiled around the W.C. A front facing obscure glazed window provides the room with natural light and a sliding timber door leads to the landing.



FRONT

To the front of the property there is a charming enclosed patio area, perfect for outdoor seating and displaying your favourite pots and planters. There are flowerbed borders and a path leads up the side of the garden to the front door.



***MATERIAL INFORMATION**

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: £1.18 PER ANNUM

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND A

PROPERTY CONSTRUCTION: STONE

PARKING: ON STREET

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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