



THIS WELL PRESENTED THREE DOUBLE BEDROOM MID TERRACE PROPERTY BOASTS CHARACTERFUL FEATURES, DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, ENCLOSED GARDENS AND ON STREET PARKING.

LEASEHOLD 999 YEARS - EXPIRING 2986 - CHARGES £10 PER ANNUM / COUNCIL TAX BAND A / ENERGY RATING C.

ENTRANCE HALL

You enter the property through a UPVC stable door into the entrance hall with space to remove outdoor clothing, timber flooring underfoot and doors open to the living room, dining kitchen, a handy storage area ideal for household items which houses a newly fitted boiler.

DINING KITCHEN 12'10" x 11'10" max



This light and airy dining kitchen spans the rear of the property and is fitted with a range of cream wall and base units, granite work surfaces with tile splashbacks and an inset porcelain sink and drainer with mixer tap over. There is a freestanding oven with extractor fan over, fridge freezer and plumbing for a washing machine. There is room for a dining table and chairs if desired. Laminate flooring and beams completes the room and doors leads back through to the entrance hall, cellar head and an external stable door leads out to the rear garden.

CELLAR 10'11" x 7'6" max

Accessed from the kitchen and down stone steps is a good size vaulted storage cellar.

LIVING ROOM 16'4" x 15'7" max



This generous size reception room is neutrally decorated, has exposed beams and a timber fire surround with tiled hearth housing a decorative cast iron fire and two alcoves, one of which provides fitted shelving. There is plenty of space for free standing living room furniture and an understairs storage cupboard. Two large windows give a view over the street scene below and doors lead back through to the entrance hall and through to the stairs which ascend to the first floor landing.

FIRST FLOOR LANDING



Stairs ascend from the living room to the spacious first floor landing which has exposed beams and a floor to ceiling storage cupboard ideal for towels and bed linen. Doors lead through to the three double bedrooms and the house bathroom.

BEDROOM ONE 12'0" x 10'3" max



Positioned at the rear of the property with pleasant views over the garden is this spacious double bedroom which benefits from a fitted wardrobe, space for freestanding furniture, beams and a door leads on to the landing.

BEDROOM TWO 13'3" x 6'11" max

A good size double bedroom located at the front of the property with views of the street scene below. There is a fitted wardrobe, space for bedroom items and a door leads on to the landing.

BEDROOM THREE 10'2" x 7'1" max

Another bright double bedroom located at the front of the property with space for freestanding furniture and a beam to the ceiling. A door opens to the landing.

BATHROOM 8'7" x 5'5" max



The family bathroom is partially tiled and fitted with a white four piece suite, including a bath with shower attachment, pedestal hand wash basin, shower cubicle and low flush W.C. The room has an obscure rear window, vinyl flooring underfoot and a door leads to the landing.

REAR GARDEN



Accessed from the dining kitchen or through a wrought iron gate from the side courtyard is this lovely enclosed cottage garden which is ideal for outdoor dining and has ample space for garden furniture. To the rear of the garden are also two handy storage outbuildings.

SIDE GARDEN



You enter the side garden through a wrought iron gate to a patio area with raised flowerbeds ideal for sitting out. A gate opens to the rear garden and a path leads to the front door

EXTERNAL FRONT AND PARKING



The property has on street parking.

***MATERIAL INFORMATION**

TENURE:
Leasehold

LEASEHOLD:

Length of lease - 999 years
Start date - 06/07/1987
Years remaining - 962 years

ADDITIONAL COSTS:

Ground rent - £10 per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

On Street Parking

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.

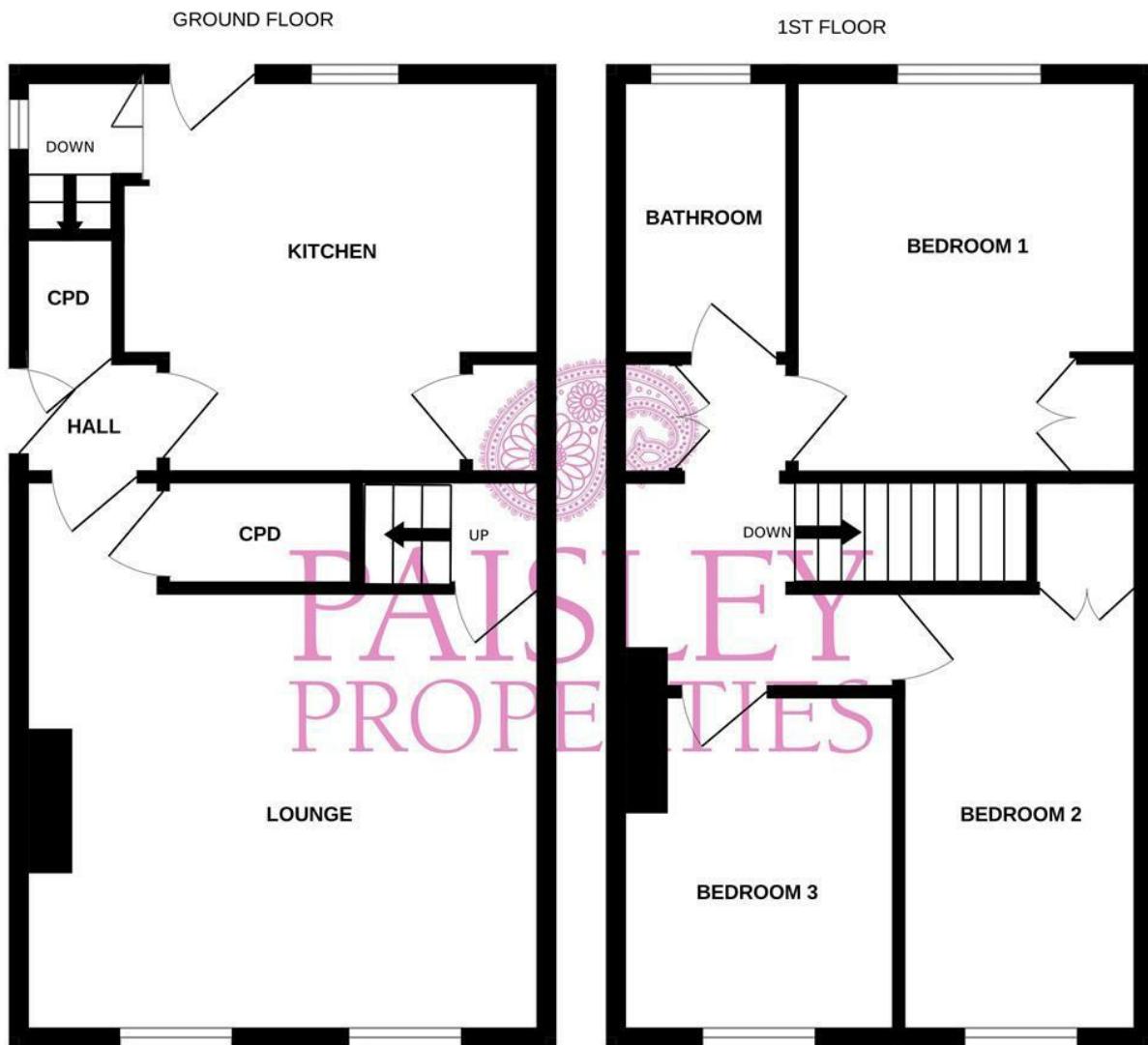
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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	72	82
(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	

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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PAISLEY
PROPERTIES