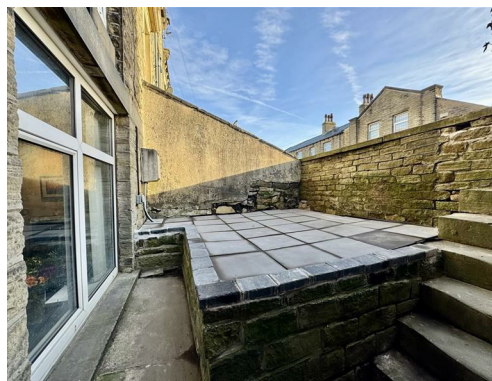


26 Knowl Road,  
Golcar HD7 4AN

£165,000



SITUATED IN THE DESIRABLE VILLAGE OF GOLCAR AND SET OVER FOUR FLOORS, THIS SPACIOUS TWO BEDROOM PLUS ATTIC ROOM CORNER TERRACE WITH COURTYARD PATIO GARDEN AND ON STREET PARKING BOASTS VERSATILE ACCOMMODATION FOR THE FIRST TIME BUYER OR YOUNG FAMILY.

LEASEHOLD: 999 YRS-EXPIRES 2881- £4 PA / COUNCIL TAX BAND: A / ENERGY RATING: D

PAISLEY  
PROPERTIES



## **ENTRANCE HALLWAY**

You enter the property through a uPVC double glazed door with feature leading, space for hanging, stairs to first floor and door to living room.

## **LIVING ROOM 16'3 x 14'4 max**

A most spacious and welcoming living room with space for freestanding furniture, gas fire (disconnected) set in composite hearth, being neutrally decorated with twin Upvc double glazed picture windows to front elevation allowing plenty of natural light, door to hallway and door with stairs to lower level.

## **STAIRS TO LOWER LEVEL**

A door leads from the living room to stair head storage area and stairs down to lower level.

## **LOBBY STORE 11'6 x 7'3 max**

A very useful area with ample space for storage and utility space, access to dining kitchen, utility and Upvc double glazed window and outer door leading to courtyard patio garden space.

## **DINING KITCHEN 16'3 x 14'4**

A most spacious dining kitchen having a good amount of natural light and generous space for dining and if needed living or study space. The kitchen area being fitted with a comprehensive range of beech effect wall, base and drawer units with tiled splashbacks, integrated electric oven, four ring gas hob with extractor hood over, integrated dishwasher, recessed spotlights to the ceiling and Upvc double glazed window to the front.

## **UTILITY 13'1 x 4'1 max**

A useful additional space having plumbing for a washing machine, generous utility and laundry space and access to w.c.

## **WC 2'10 x 4'6**

An extremely useful addition to the accommodation housing a low flush w.c with fitted hand wash basin.

## **FIRST FLOOR LANDING**

Stairs ascend to the first floor having a Upvc double glazed side window, useful over stairs airing cupboard, doors to bedrooms and staircase leading to second floor.

## **BEDROOM ONE 11'3 x 11'0 max**

A generous double bedroom positioned to the front of the property having ample space for freestanding furniture with chimney recess for wardrobe and twin Upvc double glazed windows to the front elevation.

## **BEDROOM TWO 7'1 x 7'0 max**

A second bedroom currently utilised as a child's bedroom but offering potential as a home office study. Positioned to the front of the property with Upvc double glazed window.

## **FAMILY BATHROOM 6'1 x 11'0 max**

Furnished with a three piece white suite with matching full tiled surround and including a low flush w.c, P-shaped panelled bath unit with shower over and fitted shower screen, pedestal hand wash basin and fitted ladder style towel rail radiator.

## **STAIRS TO SECOND FLOOR**

A door with staircase leads up to the second floor attic room.

## **LOFT ROOM 13'3 x 11'9 max (reduced headroom)**

An excellent addition to the accommodation offering a variety of uses having Velux style roof light.

## **OUTSIDE**

Arranged over two levels the exterior includes space for bin storage to the side with walled boundary continuing to the side and front entrance. To the lower level is paved patio courtyard garden accessed via the lower basement level being fully enclosed and affording a pleasant outside seating space.

## **\*MATERIAL INFORMATION**

### TENURE:

Leasehold

### LEASEHOLD:

Length of lease - 999 Years

Start date -25/09/1882

Years remaining - 856 Years

### ADDITIONAL COSTS:

Ground rent - approx. £4 per annum

Service charge - n/a

### 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 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 900 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.

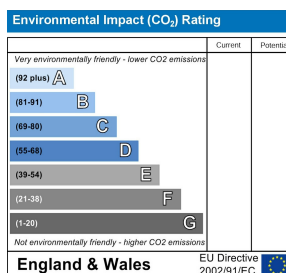
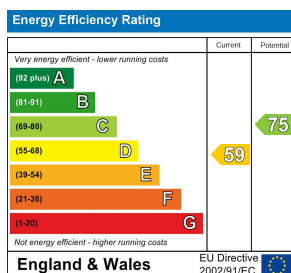
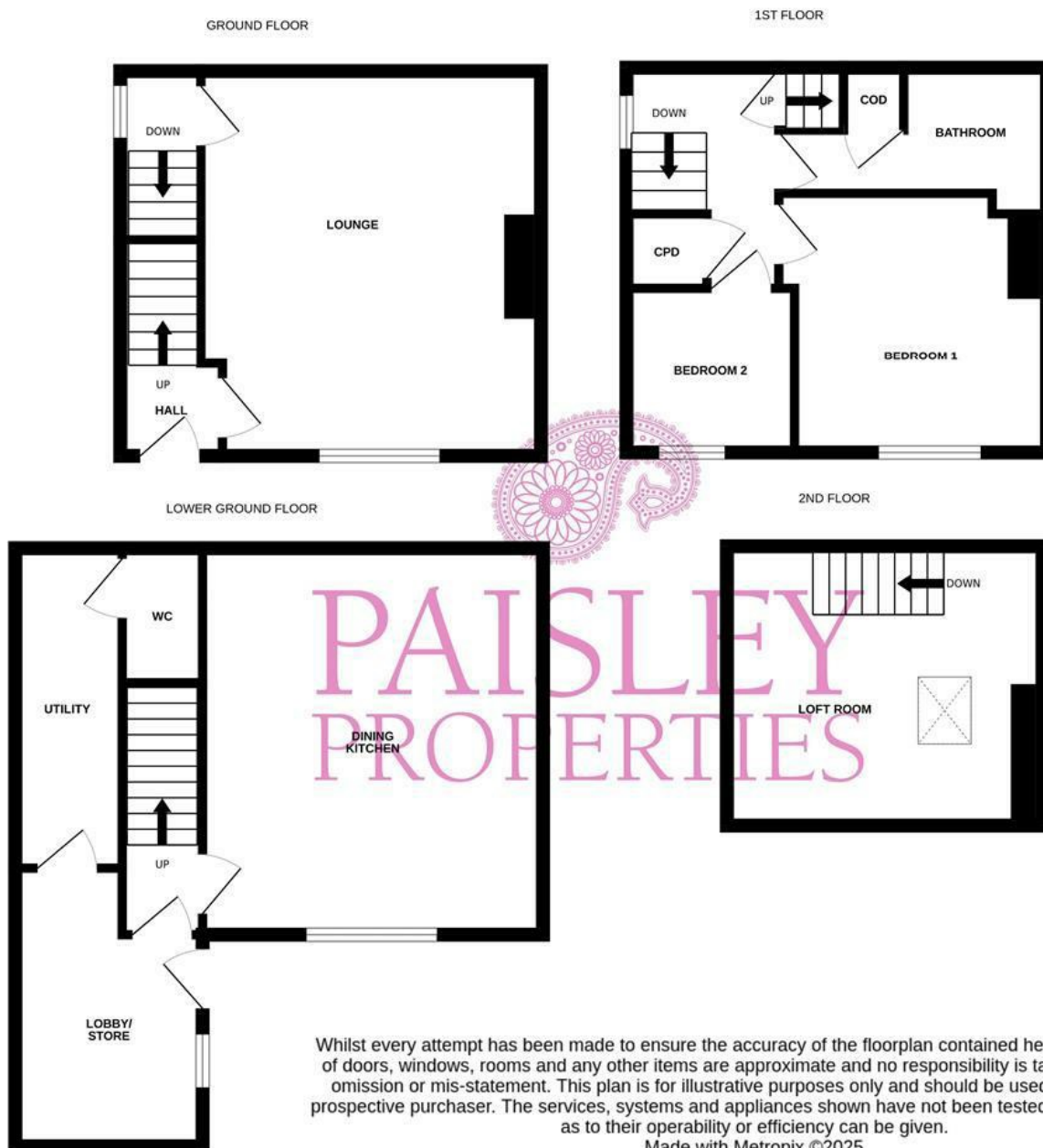
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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