

4 Green Grove,  
Kirkburton HD8 0UL

OFFERS AROUND  
£230,000



**\*\*A MUST VIEW!!!\*\*** OFFERED WITH NO VENDOR CHAIN, THIS UNIQUE STONE BUILT TWO BEDROOM TERRACED PROPERTY IS POSITIONED OVER THREE FLOORS AND INCLUDES SPACIOUS LIVING ACCOMMODATION, MODERN KITCHEN AND BATHROOM FIXTURES, ALLOCATED PARKING AND STUNNING COUNTRYSIDE VIEWS.

ENERGY RATING: C / COUNCIL TAX BAND: C / FREEHOLD / MAINTENANCE CHARGE £200 P/A

PAISLEY  
PROPERTIES

Enjoying fabulous views over towards Farnley Tyas & Storthes Hall woods, this superb home must be seen to appreciate the generous accommodation on offer. Having been converted from an old working mill dating back approximately 200 years, the property is bursting with characterful features including exposed timber beams, high ceilings and deep window sills throughout. Briefly comprising:- entrance hallway, lower ground floor dining kitchen and utility room / WC, first floor bedroom and house bathroom, and second floor living room and second bedroom. To the front there are two allocated parking spaces and a low maintenance seating area, and to the rear there is a bin store and stone steps leading to a little balcony which is perfect for soaking up the picturesque views. Kirkburton is a popular semi-rural village with plenty of local amenities such as shops, eateries, salons, library and well regarded schools.

### **ENTRANCE HALLWAY**

You enter the property through a part glazed timber door into the entrance hallway which has spindled staircases to the first floor and lower ground floor.



### **DINING KITCHEN 16'0" max x 10'7" max**

Having been newly fitted over the last few years, this stylish dining kitchen is fitted with a range of grey matte wall and base units, marble effect work surfaces, white tiled splash backs and a sink with mixer tap over. Integrated appliances include an electric oven, four ring gas hob, extractor fan, microwave fridge freezer and dishwasher. A breakfast bar provides an informal space for dining and to one end of the room there is space for a dining table for more formal meals with friends and family. Tiled flooring, underfloor heating and spot lights complete the room, there is a handy under-stairs cupboard and a window overlooks the rear. An external door opens to the rear and a further door leads to the lower ground floor landing.





### **UTILITY ROOM / WC 7'0" max x 5'10" max**

This useful utility room has space/plumbing for a washing machine and tumble drier and also includes a low level WC. There is a handy work surface with a sink and drainer and the property's combination boiler sits to one side. There is a front facing window, tiled flooring and a door leads to the lower ground floor landing.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance to the first floor which has doors to the bedroom and bathroom, and stairs rising to the second floor.

### **BEDROOM ONE 10'9" max x 13'8" excl wbes**

Located to the rear of the property with beautiful views from its window, this generously sized double bedroom has ample space for furniture and has a bank of fitted wardrobes to one wall providing excellent storage space. An external door opens onto a small balcony which has steps down to the rear area and is perfect for sitting out and enjoying the view on a sunny day. A door leads to the first floor.



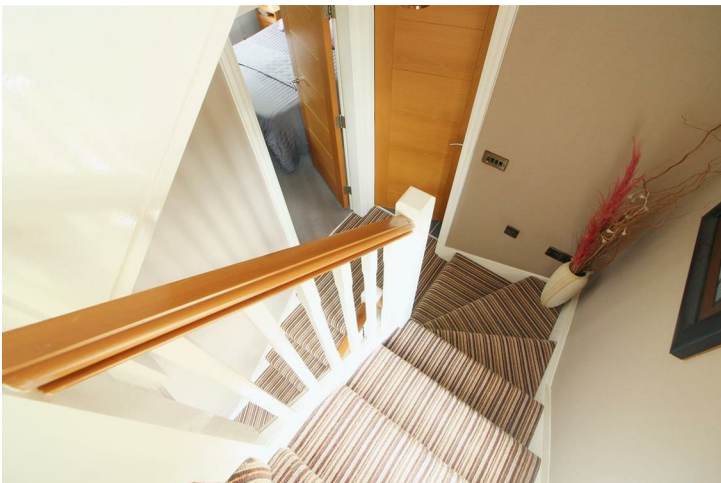
### **HOUSE BATHROOM 6'11" max x 5'9" max**

This stylish house bathroom is fitted with a contemporary three piece white suite including a bath with shower over and curved screen, low level WC and vanity hand wash basin with mixer tap over. The room is fully tiled with attractive grey tiles, there are tiled underfoot and spot lights to the ceiling. A front facing obscure glazed window fills the room with light and a door leads to the first floor.



### **SECOND FLOOR LANDING**

Stairs rise from the first floor to the second floor which has doors to the lounge and bedroom two.



### **LOUNGE 15'9" max x 10'3" max**

This superb living room has an abundance of space for freestanding furniture and has two rear facing windows providing a spectacular view of the nearby fields and woodland. There is solid wood flooring, exposed timber beams and a loft hatch providing access into the roof space. A door leads to the second floor.



### **BEDROOM TWO 10'3" max x 6'5" max**

This charming single bedroom could alternatively make a great home office, hobby room or dressing room and has a bank of fitted wardrobes to one wall. There is a front facing window overlooking the peaceful courtyard, exposed beams and a door leads to the second floor.



### **VIEWS**

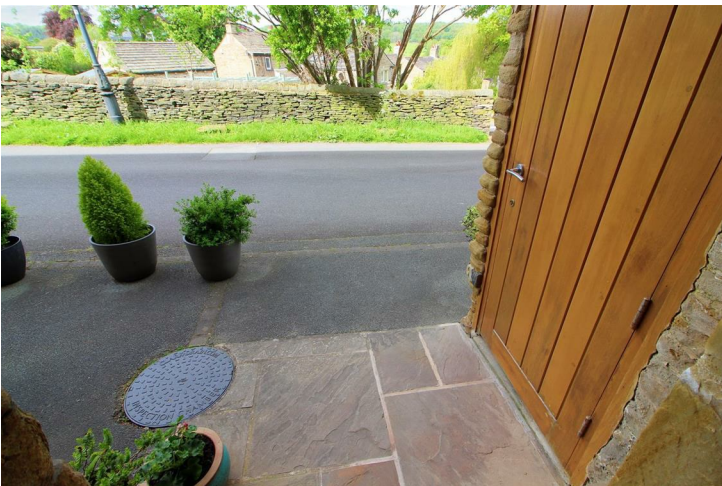


### **FRONT AND PARKING**

To the front of the property there is a shared courtyard and two allocated parking spaces. To the right hand side of the garden path there is a low maintenance pebbled garden which is perfect for outdoor seating and pots to add a splash of colour to the frontage.



**REAR**  
To the rear of the property there is a small patio area and stone steps which ascend to the bedroom balcony. Under the steps there is an outdoor store which is currently used for bin storage.





## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: C

PROPERTY CONSTRUCTION:

PARKING: PARKING FOR ONE CAR

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **AGENTS 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.



## **PAISLEY PROPERTIES**

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.

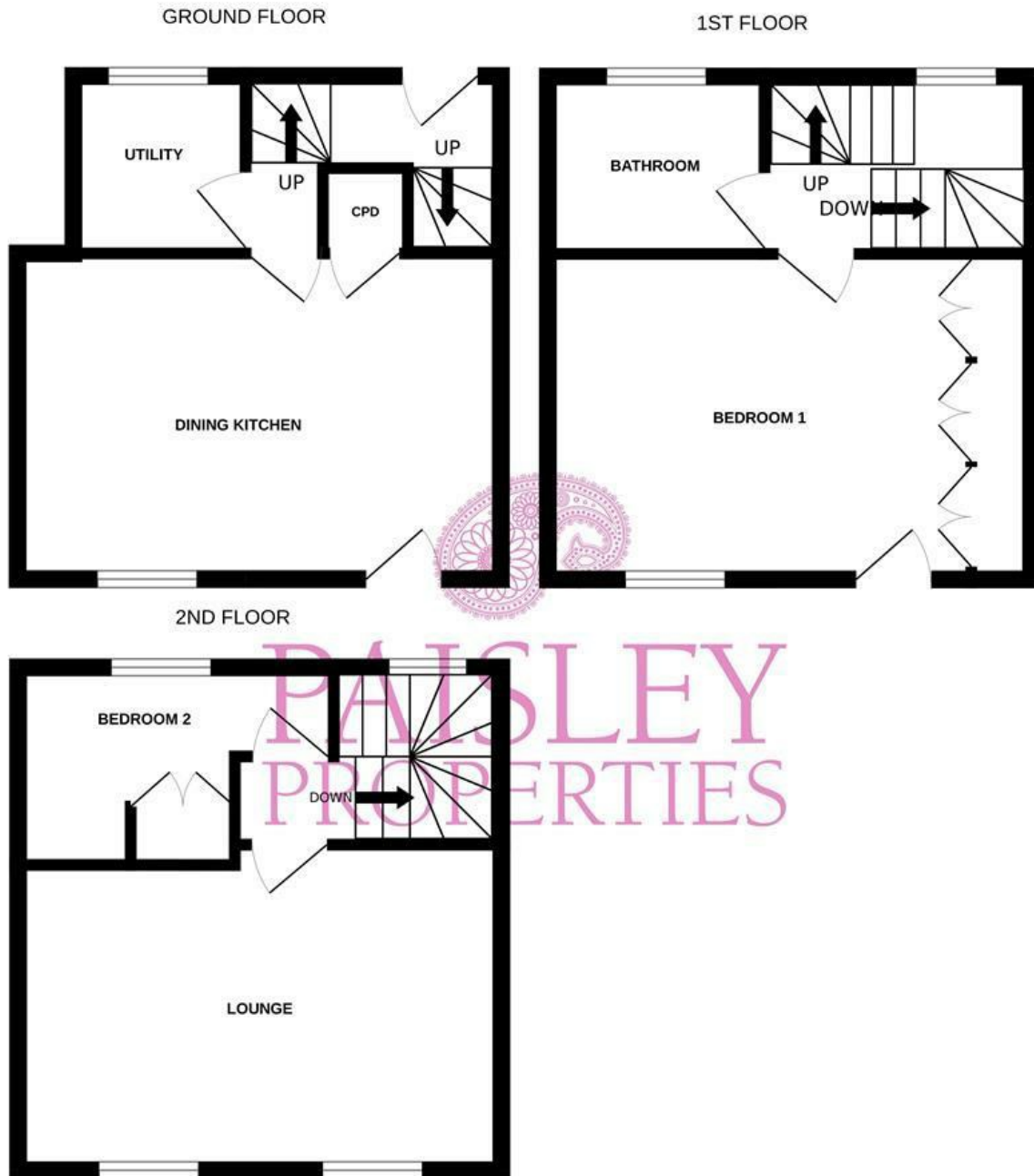
## **PAISLEY MORTGAGES**

Harry Mason 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 Harry, 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 SURVEYORS**

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.



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			
		76	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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