

50 Penistone Road,  
Kirkburton HD8 0PE

OFFERS AROUND  
£170,000



THIS SUPERB TWO BEDROOM COTTAGE OFFERS SPACIOUS LIVING  
ACCOMMODATION, ENCLOSED GARDEN AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: D

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 12'0" max x 5'11" max**

You enter the property through a uPVC door into this welcoming entrance hallway where there is space to remove and store coats and shoes. A staircase ascends to the first floor landing, glazing divides the hall and lounge and lets in natural light, there is wood flooring and doors lead to the lounge and breakfast kitchen.



### **LOUNGE 17'0" apx x 10'9" apx**

Beautifully presented this wonderful room has lots of character including a stunning fireplace with exposed brick and stone which houses a gas stove and has a timber mantle, exposed timber ceiling beams and deep alcoves. The room has ample space for a range of furniture and there is a front facing window, glass feature wall, laminate wood effect flooring and a door which leads to the hallway.



### **BREAKFAST KITCHEN 12'0" apx x 9'10" apx**

Recently fitted is this stylish kitchen which comprises of dark grey wall and base units, wood effect roll top work surfaces, a one and a half bowl sink and drainer with mixer tap and attractive tiled splash backs. There is a built in electric oven, four ring gas hob with extractor over, integrated fridge freezer and washing machine. The room can accommodate a dining table and chairs, has a view over the garden from the rear facing window, a wall cupboard neatly houses the property's central heating boiler and there is laminate flooring underfoot. There are doors leading to the hallway, storage cupboard and cellar alongside a uPVC external door which provide access to the garden.



## **CELLAR**

Stone steps lead down to a vaulted cellar which offers a good amount of extra storage space.



## **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing which has space for freestanding furniture. Doors lead to the two bedrooms and shower room.

### **BEDROOM ONE 12'11" apx x 8'7" max**

With high ceilings and a large front facing window this bright double bedroom has a built in storage cupboard to one corner and there is ample space for additional bedroom items. The room is nicely decorated and has a door leading to the landing.



**BEDROOM TWO 13'1" apx x 8'3" apx**

A second double bedroom this room is well presented, has an over stairs cupboard and two high level cupboards which provide access to the space over the landing and offer good storage. A front facing window lets in lots of light and a door leads to the landing.



**SHOWER ROOM 5'10" apx x 3'9" apx**

Fitted with a modern three piece suite including a wide shower cubicle with mains fed shower, pedestal hand wash basin with hot and cold tap and a low level W.C this room is fully tiled in decorative wall and floor tiles and has a rear facing window. A door leads to the landing.



## **REAR GARDEN**

The rear garden has been landscaped to create a large patio area and raised artificial lawn. This is a lovely place to sit out and it is fully enclosed by boundary fencing providing a private little haven. There is a covered area to the side of the property which forms a good place to store garden items or bikes and there is an outside tap too.



**DRIVEWAY**

To the front there is a double width driveway.

## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLESS A

PROPERTY CONSTRUCTION:

PARKING: YES

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:

## **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.

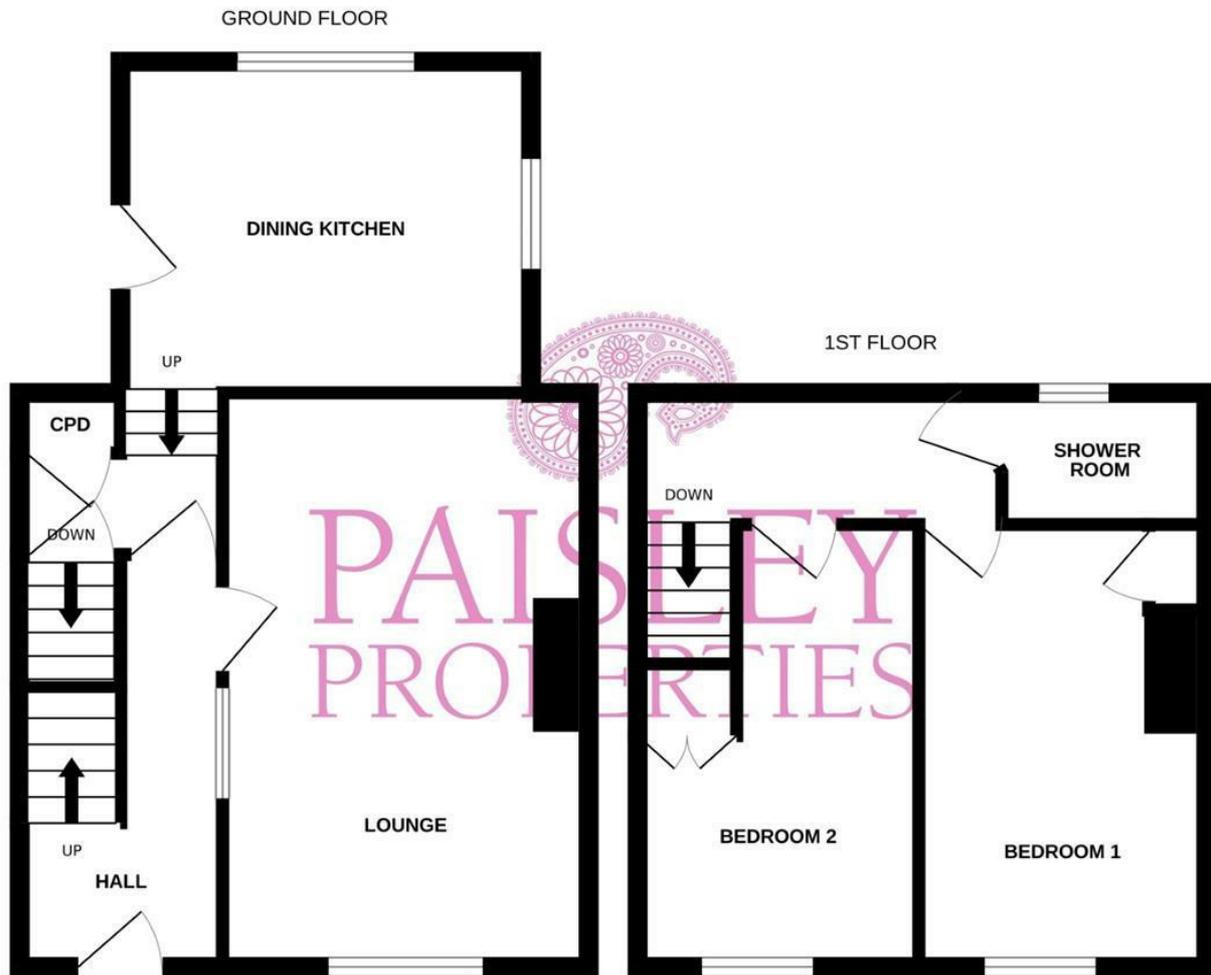
## **PAISLEY MORTGAGES**

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 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

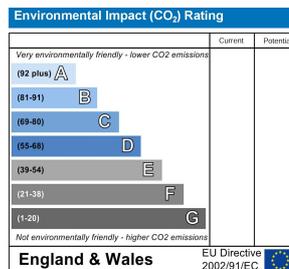
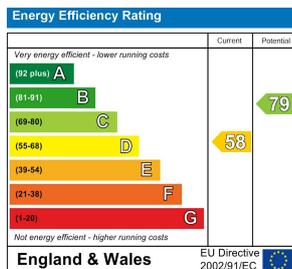
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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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