

75 Turnshaw Road,
Kirkburton HD8 0TL

OFFERS AROUND
£225,000



THIS SPACIOUS THREE BEDROOM END TERRACE PROPERTY HAS A SINGLE DETACHED GARAGE, OFF ROAD PARKING AND A LARGE GARDEN.

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

PAISLEY
PROPERTIES

ENTRANCE HALL 4'1" apx x 3'2" apx

You enter the property through a composite door into the entrance hallway, where there is space to remove and store outdoor coats and shoes. A staircase ascends to the first floor landing and a door leads to the lounge.

LOUNGE 14'10" apx x 14'6" max

This well presented and spacious lounge has ample room for a range of furniture and enjoys a feature fireplace including gas coal effect fire and marble effect surround. There are alcoves either side of the chimney breast, decorative coving, and a pretty ceiling rose. A front facing window looks out over the garden and to the fields beyond alongside doors which lead to the entrance hall and dining kitchen.





DINING KITCHEN 17'10" apx x 8'2" max

Positioned along the back of the property this dining kitchen is fitted with cream wall and base units, roll top work surfaces, tiled splash backs, and a one and a half bowl stainless steel sink and drainer with mixer tap over. There is space to house a free standing range style cooker, fridge freezer, washing machine, and dishwasher. One end of the room provides space for a dining table and chairs and two rear facing windows look out over the garden.

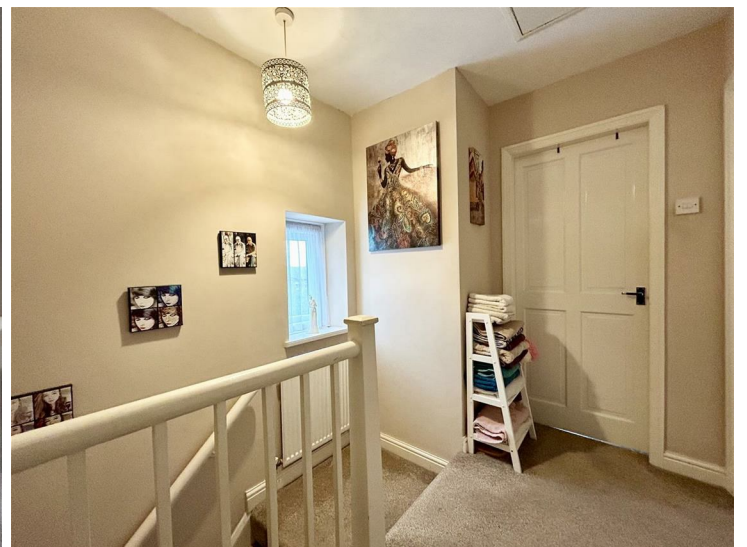
An under stairs pantry offers further handy storage and also neatly houses the property's central heating boiler. A door leads through to the lounge and a composite door open to the enclosed yard area.





FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first floor landing where there is a side facing window, ceiling hatch providing access to the loft, and doors leading to the three bedrooms and bathroom.



BEDROOM ONE 13'11" apx x 8'7" + wardrobes

This generously sized double bedroom has a bank of fitted wardrobes to one wall and still offers space for further freestanding items. There is a front facing window with lovely views over the neighbouring tree lined fields. The room is neutrally decorated and has a door leading to the landing.



BEDROOM TWO 9'2" apx x 9'1" apx

A second double bedroom is located to the rear of the property with a window overlooking the long garden. There is a built in storage cupboard, light decor, and a door which leads to the landing.

Measurements extend to 3.26 into the doorway.

BEDROOM THREE 8'1" apx x 9'8" apx

Positioned to the front of the house, this good sized single room can comfortably fit a single bed and furniture, or would alternatively make a great home office/hobby room. The window enjoys leafy rural views and a bi fold door opens to the landing.

BATHROOM

Fitted with a three piece suite including bath, pedestal hand wash basin, and low level W.C this bathroom also has space for a separate shower cubicle. There is an obscure glazed rear facing window, spot lighting, and vinyl flooring. A door leads to the landing.

Please note the shower cubicle would need renovating if it were to be used.



FRONT GARDEN

A gated pathway with lawn to one side, and gravelled area to the other, leads up to the pretty front door. There are mature shrubs within the borders and a side path leads round to the rear garden.



REAR GARDEN



GARAGE AND PARKING



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND A

PROPERTY CONSTRUCTION: STANDARD BRICK

PARKING: DRIVE AND GARAGE

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile -

BUILDING SAFETY: The shower cubicle needs to be repaired before use.

RIGHTS AND RESTRICTIONS: There is a right of access between the property and the parking/garden to the rear.

FLOOD & EROSION RISK: N/A

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NON KNOWN

PROPERTY ACCESABILITY & ADAPTATIONS: N/A

COAL AND MINEFIELD AREA: Historically Kirkburton was a mining 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.

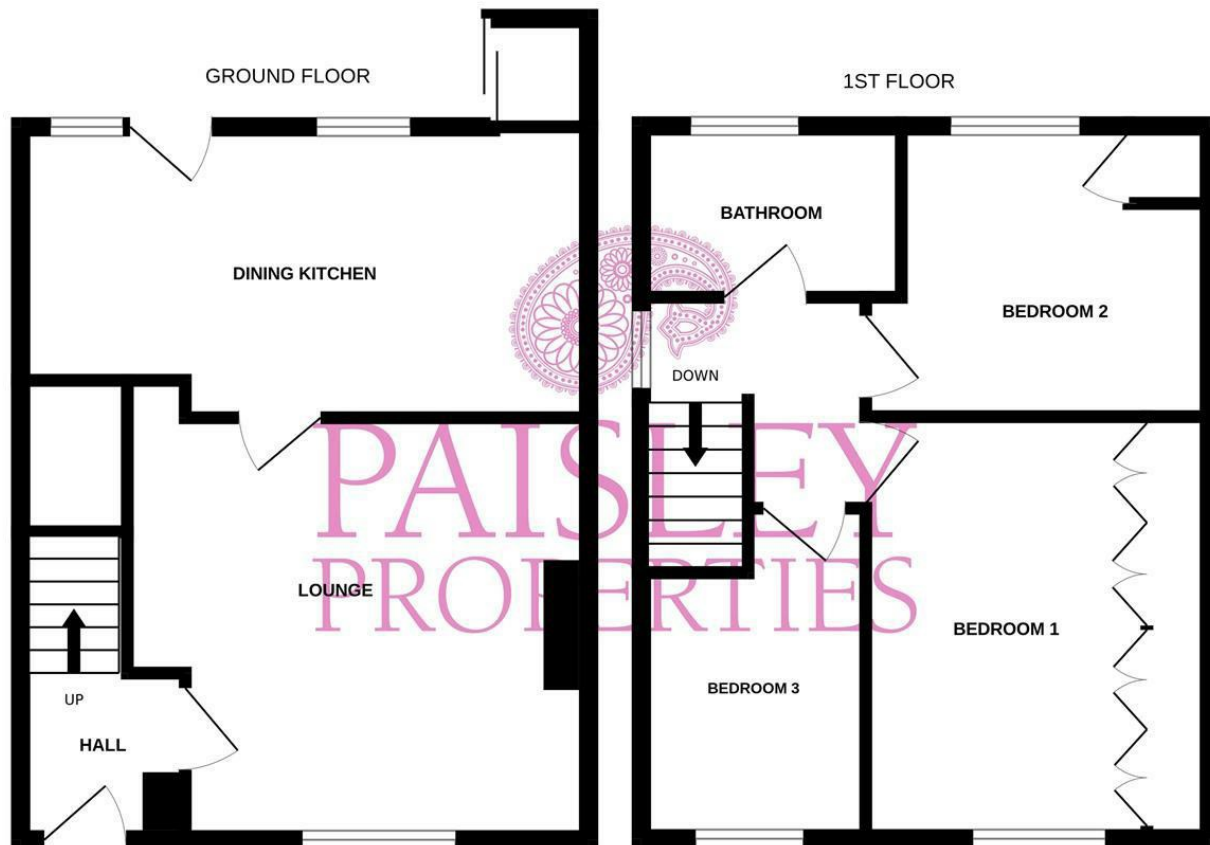
PAISLEY MORTGAGES

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 to arrange an appointment.

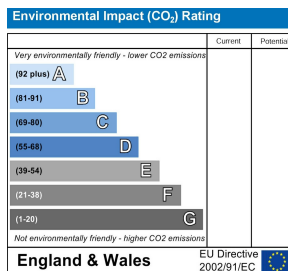
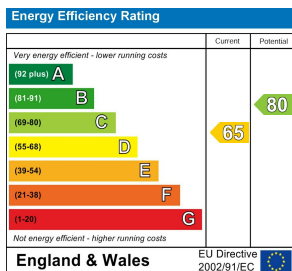
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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 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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