

20 Far Dene,
Kirkburton HD8 0QZ

OFFERS AROUND
£190,000



THIS BEAUTIFUL STONE BUILT TWO BEDROOM COTTAGE IS TUCKED AWAY ON A
SIDE LANE AND BENEFITS FROM A PARKING SPACE AND HIDDEN GARDEN.

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

PAISLEY
PROPERTIES

ENTRANCE PORCH 4'5" apx x 3'6" apx

You enter the property through a part glazed uPVC door into this welcoming entrance porch where there is space to remove and store outdoor coats and shoes. There is a front facing window, spot lighting, tiled flooring and a further part glazed uPVC door opens to the lounge diner.



LOUNGE DINER 16'3" max x 12'9" apx

This spacious living room provides space for both lounge and dining room furniture with the added benefit of alcoves either side of the chimney breast which are perfect for freestanding items. There is a ceiling beam, wall lighting and a front facing window looks out over the lane. A large archway opens to the kitchen, a part glazed door leads to the staircase and a uPVC door provides access back into the entrance porch.



KITCHEN 13'1" apx x 5'9" apx

Fitted with a lovely cottage kitchen including cream wall and base units, contrasting black work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap over and tiled splashbacks this room also boasts a single electric oven, four ring gas hob and extractor fan. There is space for a freestanding fridge freezer and washing machine and a wall cupboard neatly houses the property's central heating boiler. An obscure glazed rear facing window, vinyl wood effect flooring and archway which opens to the lounge, creating an sociable and open plan feel, complete the room.

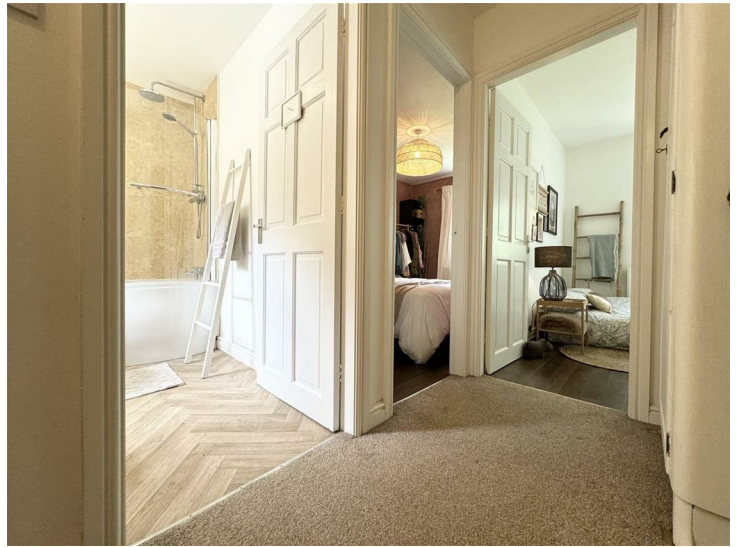


CELLAR

Stone steps lead down from the kitchen to this vaulted cellar which has the old butchers block, recessed stone shelves, light and power.

FIRST FLOOR LANDING

Stairs rise from the lounge diner to the first floor landing where there is space for furniture if required such as a storage unit or a desk and chair. Doors lead to the two bedrooms and house bathroom.



BEDROOM ONE 12'10" apx x 8'4" max

A generously sized double bedroom this room enjoys stylish decor, alcoves either side of the chimney breast and far reaching views over trees and fields from the front facing window. There is wood effect laminate flooring and a door which leads to the landing.



BEDROOM TWO 9'8" apx x 7'3" apx

This second bedroom is also a double and has a storage cupboard over the stairs, which is also home to the loft hatch and access. The front facing window has the same countryside views as bedroom one, the room is neutrally decorated and has wood effect laminate flooring. A door leads to the landing.



BATHROOM 8'3" apx x 5'7" apx

Comprising of a modern three piece white suite including P shaped bath with dual head, mains fed shower and mixer tap, pedestal hand wash basin with mixer tap and low level W.C this pleasing bathroom is partially tiled in decorative wall tiles and has an obscure glazed rear facing window and parquet effect vinyl flooring. A door leads to the landing.



FRONT

To the front of the property there is space for seating whether it be a bench or bistro set alongside pots and planters. The property owns the lane across to the wall, the width of the house, and has access up the the parking space.



PARKING

There is a space to park one vehicle to the top of the lane. This is on the neighbouring property's land but written into the title that each of the three properties has use of one space each.



GARDEN

Beyond the parking, up a stone flagged path, are three private gardens and number 20 owns the middle one. There is ample space here for outdoor furniture, or if desired you could add a shed or summerhouse. There is a pebbled area for seating and wildflower bed borders.



MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band A

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Off road parking

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alternations to the property. 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 1000mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.

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.

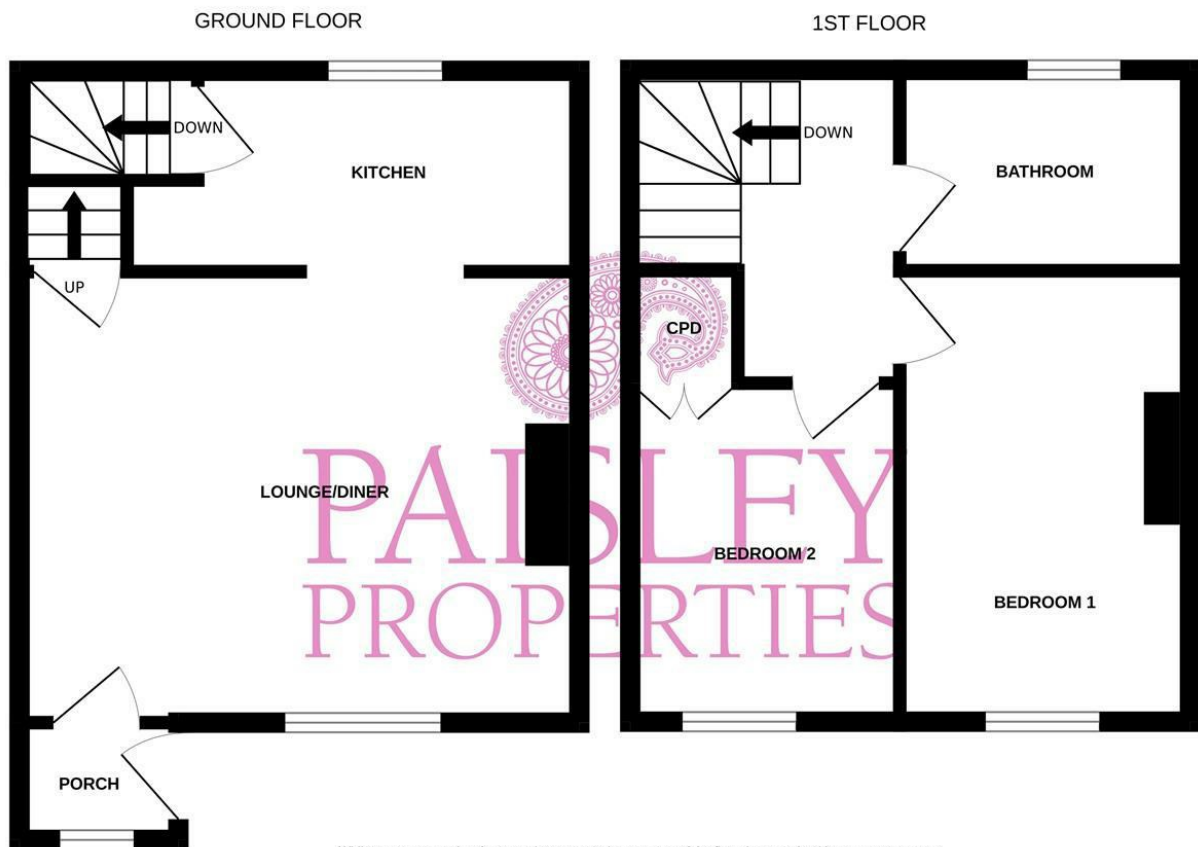
PAISLEY MORTGAGES

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. *

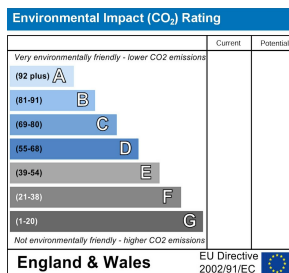
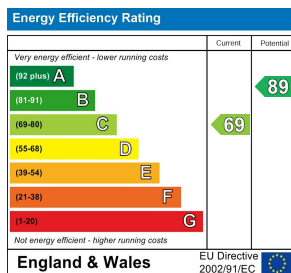
PAISLEY SURVEYORS

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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