

163 Cumberworth Lane,
Lower Cumberworth HD8 8PR

OFFERS AROUND
£235,000



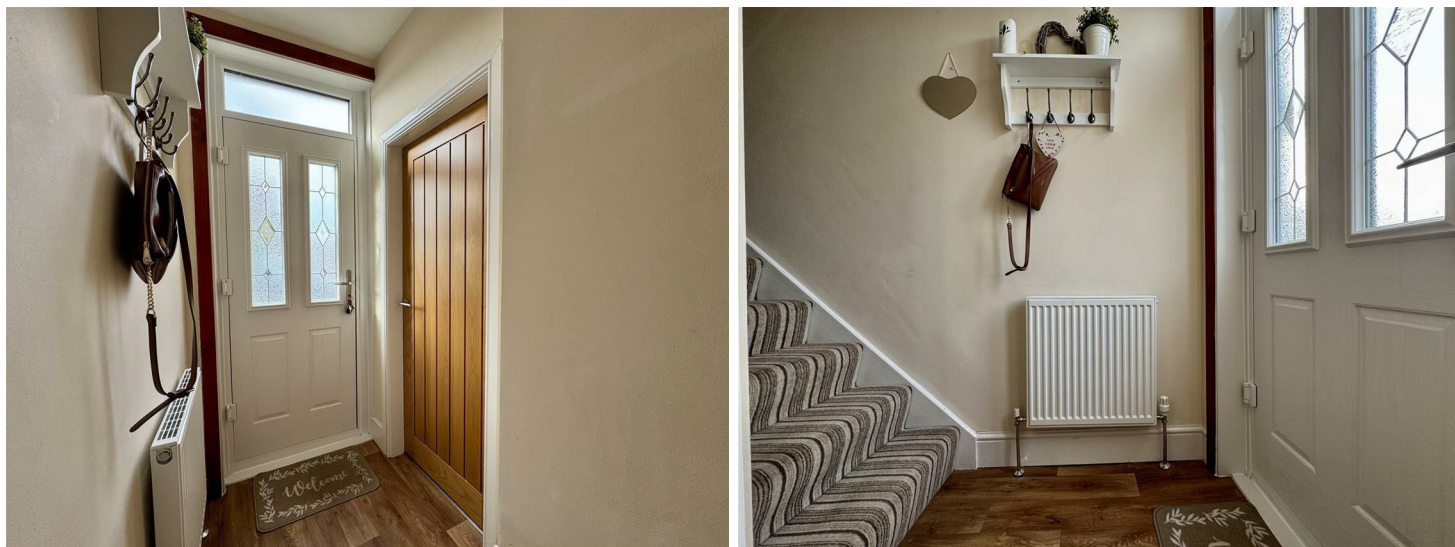
THIS BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACE PROPERTY HAS
OFF ROAD PARKING AND A LOVELY ENCLOSED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND B /ENERGY RATING D

PAISLEY
PROPERTIES

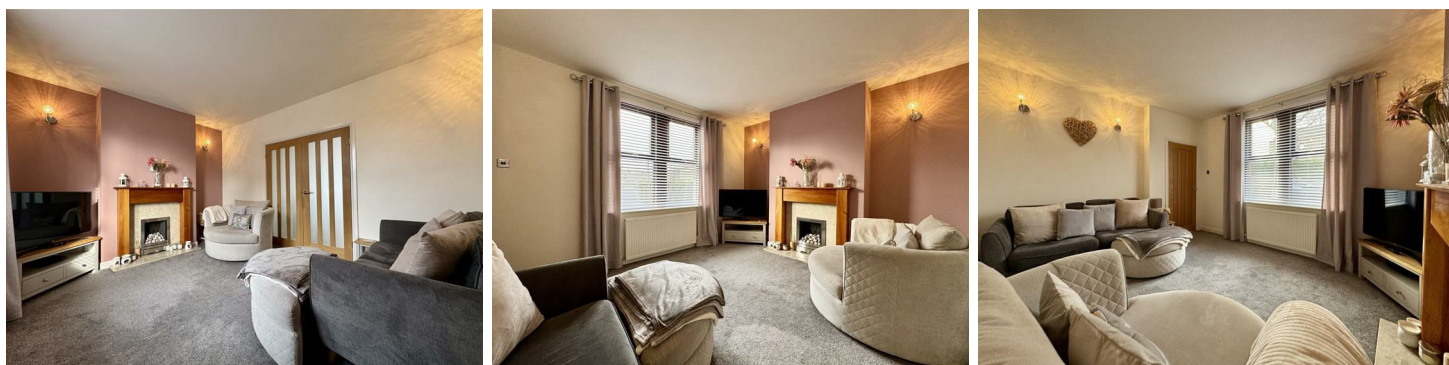
ENTRANCE HALL

You enter the property through a part glazed composite door into a welcoming entrance hallway where there is space to remove outdoor coats and shoes. A staircase ascends to the first floor landing, there is vinyl wood effect flooring underfoot and a door opens to the lounge.



LOUNGE 13'10" max x 11'4" apx

This spacious lounge provides ample space for a range of freestanding furniture including deep alcoves either side of the chimney breast. There is an attractive fireplace with timber surround which houses a pebble effect gas fire which creates a lovely focal point to the room, a large front facing window allowing natural light to flood in, wall lights and double part glazed doors which open to the dining kitchen. A further door leads to the entrance hall.



DINING KITCHEN 16'7" max x 11'4" max

Spanning the full width of the property this superb dining kitchen is fitted with a modern kitchen with shaker style cream wall and base units, wood effect worktops, upstands, tiled splash backs and a stainless steel sink and drainer with mixer tap. There are integrated appliances including single electric oven, four ring gas hob, extractor fan, fridge and washing machine. The room has ample space to accommodate a dining table and chairs and also benefits from a stunning feature kitchen range which sits within the chimney breast. There are spot lights to the ceiling, a wall cupboard neatly houses the central heating boiler, two rear facing windows, an external part glazed door which provides access to the garden and laminate wood effect flooring underfoot. Double doors open to the lounge and a further door leads to the pantry.



PANTRY

There is a step down into this handy pantry where there is power for a separate freezer or tumble dryer and room to store household items. A door opens to the kitchen.

FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first floor landing where there are doors leading to the three bedrooms and house bathroom. A ceiling hatch with pull down ladder provides access to the boarded loft space.



BEDROOM ONE 11'5" apx x 10'4" max

Positioned to the rear of the property is this well proportioned double bedroom which is nicely presented and has fantastic views over the neighbouring rooftops to the surrounding fields from the window. The room enjoys neutral decor, there is space for a selection of freestanding bedroom furniture, spot lights to the ceiling, chimney breast with alcoves either side and a door which leads to the landing.





BEDROOM TWO 11'5" apx x 8'5" + w'drobes

This second good sized double bedroom also benefits from a bank of fitted wardrobes with sliding doors. It has attractive decor, a front facing window, laminate wood effect flooring and a door which leads to the landing.



BEDROOM THREE 7'8" apx x 7'0" apx

Located to the front of the house this single bedroom has a built in storage cupboard, is tastefully decorated and has a front facing window. The room alternatively makes a wonderful home office, hobby room or nursery. A door leads to the landing,



BATHROOM 7'2" apx x 6'4" apx

Fitted with a contemporary three piece white suite including P shaped bath with mixer tap, mains fed shower with dual shower head and glazed shower screen, a pedestal hand wash basin with mixer tap and a low level W.C, the room is partially tiled in stylish wall tiles, has spot lighting, a rear facing obscure glazed window and mosaic effect vinyl flooring. A door leads to the landing.



OFF ROAD PARKING

To the front of the property there is an off road parking space.

REAR GARDEN

This fantastic fully enclosed garden has a lawn, stone flagged patio, shrub and flower beds and a second private sunken seating area. There is a rear gate which leads to the rest access.



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 B

PROPERTY CONSTRUCTION: Standard brick and block

PARKING:

Garage / Driveway / Electric car charging point / On Street Parking / Resident Permit / Shared Parking

RIGHTS AND RESTRICTIONS: NONE

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alterations 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 affected the property throughout our vendor's 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.

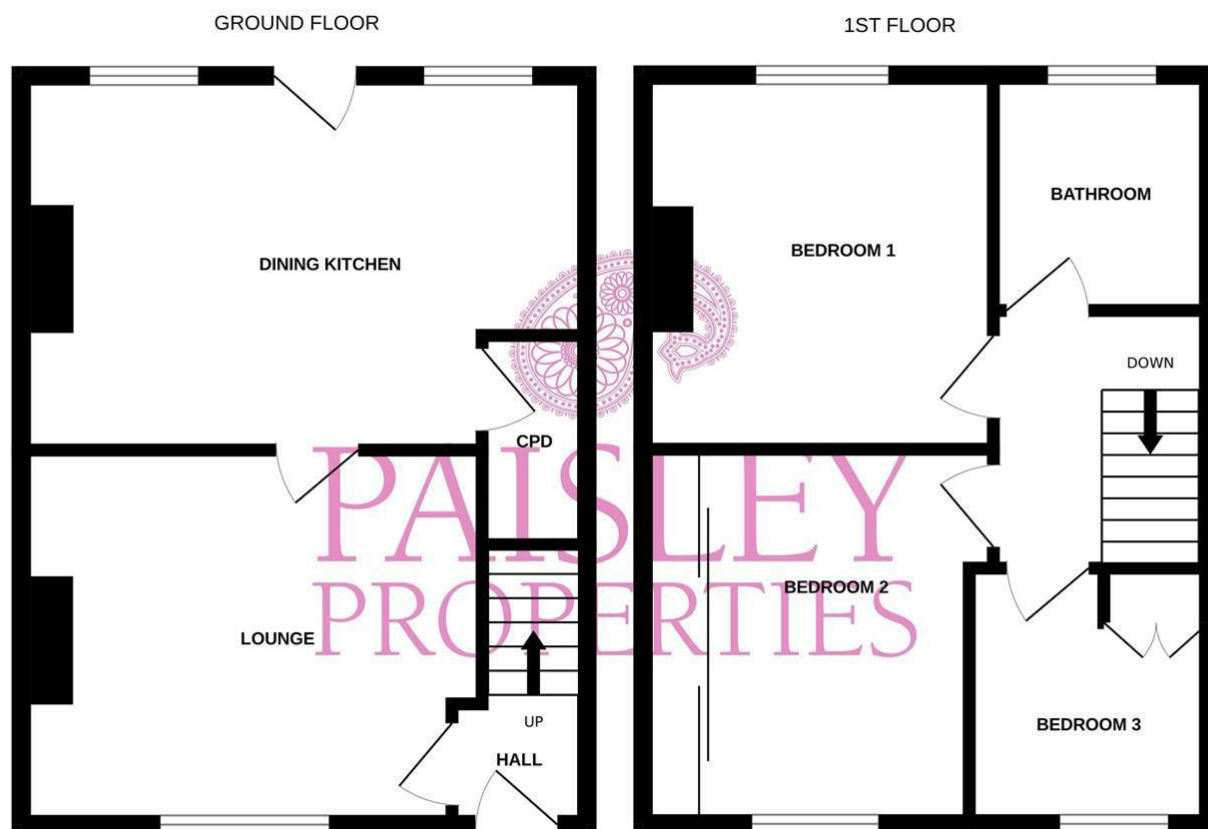
PAISLEY MORTGAGES

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. *

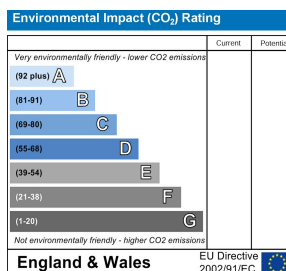
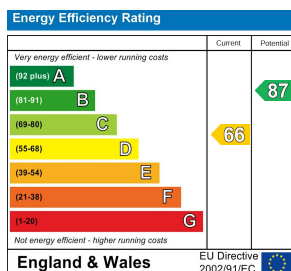
PAISLEY SURVEYORS

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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