

95 North Road,
Kirkburton HD8 0RL

£165,000



A THREE BEDROOM CHARACTERFUL COTTAGE IN A CENTRAL VILLAGE LOCATION, NEUTRALLY DECORATED, HAVING JUST BEEN RENOVATED THROUGHOUT. IT BENEFITS FROM A LOW MAINTENANCE GARDEN SPACE AND ROADSIDE PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a part glazed uPVC door into a welcoming entrance hallway which is neutrally decorated. Doors lead to the lounge and kitchen and a staircase ascends to the first floor.



LIVING ROOM 15'11" x 11'3" (max) approx

This good sized family lounge features a central chimney breast with marble fireplace, giving the room a lovely focal point. A front facing uPVC window floods the room with natural light and wall uplighters give it that cosy cottage feel. The room benefits from neutral décor, carpeted flooring and doors lead to the cellar and entrance hallway.



KITCHEN 15'10" x 6'6" approx

This superb modern kitchen balances the lovely cottage feel and is fitted with a range of cream matt base and wall units with chrome handles, pale marble effect roll top work surfaces with tiled upstands and a stainless steel sink and drainer with mixer tap over. Cooking facilities comprise of a four ring gas hob and an extractor fan over and an electric oven. The room has tile effect vinyl flooring, recessed spot lighting and a front facing uPVC window.



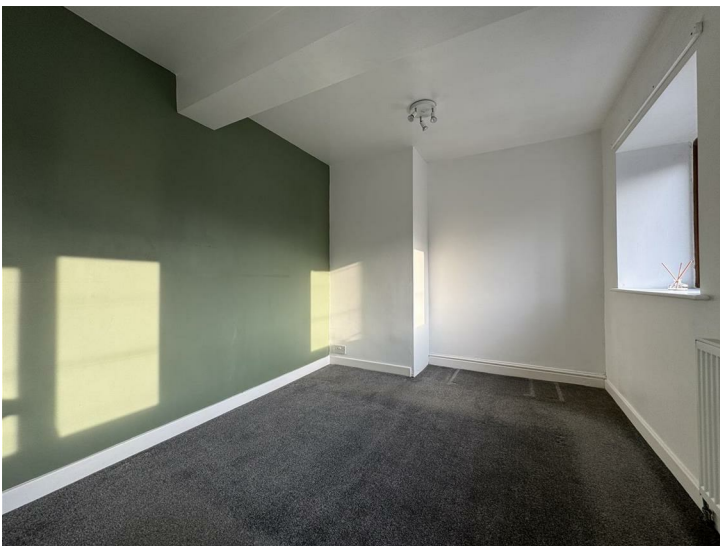
FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing, where you are met with a spacious landing area and doors leading to the three bedrooms and house bathroom.



BEDROOM ONE 10'9" (max) x 8'5" approx

This good sized double bedroom located at the front of the property, has pleasant views from its front facing window, neutral décor and plenty of space for free standing bedroom furniture. A door leads to the first floor landing.



BEDROOM TWO 10'7" x 6'11" (max) approx

This is another good sized room, again with the same finishing touches as bedroom one. The rear facing uPVC window allows plenty of light to flood the room and gives views of the surrounding area. A door leads to the landing.

**BEDROOM THREE 7'1" x 6'9" approx**

Situated to the rear of the property, this wonderful single bedroom would alternatively make a lovely child's nursery or home office. A large rear facing window allows natural light to enter and a door leads onto the landing.

**BATHROOM 5'6" x 5'6" approx**

This contemporary bathroom is fitted with a three piece white suite including 'p' shaped bath with shower over and glass screen, low level W.C. and a hand wash basin sitting on a vanity unit. The room is neutrally decorated, has fully tiled walls and has matching tiled flooring. There is a front facing obscure glazed uPVC window, chrome ladder style towel radiator, recessed spot lighting and a door leads to the landing.



OUTSIDE

To the front of the property is a small patio area which would be ideal for pots and planters, and could easily accommodate a bistro set or small table and chairs, perfect for alfresco dining.



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:

On Street Parking

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alternations 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 1000 Mbps

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

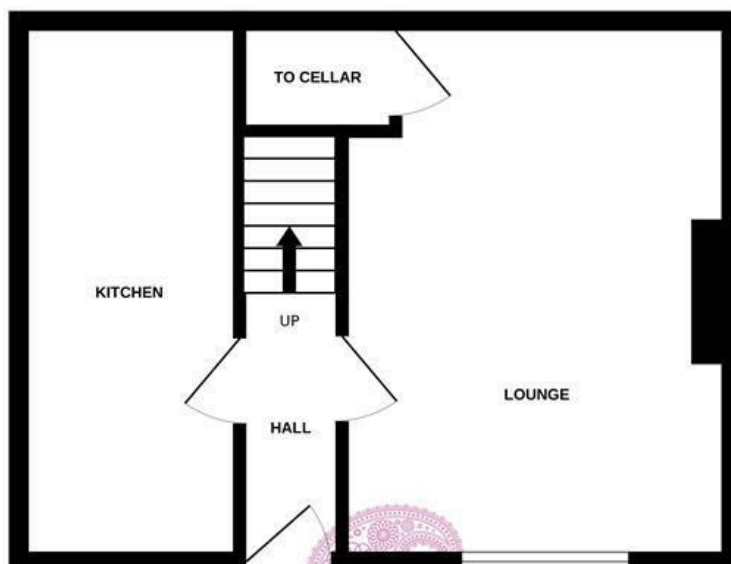
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

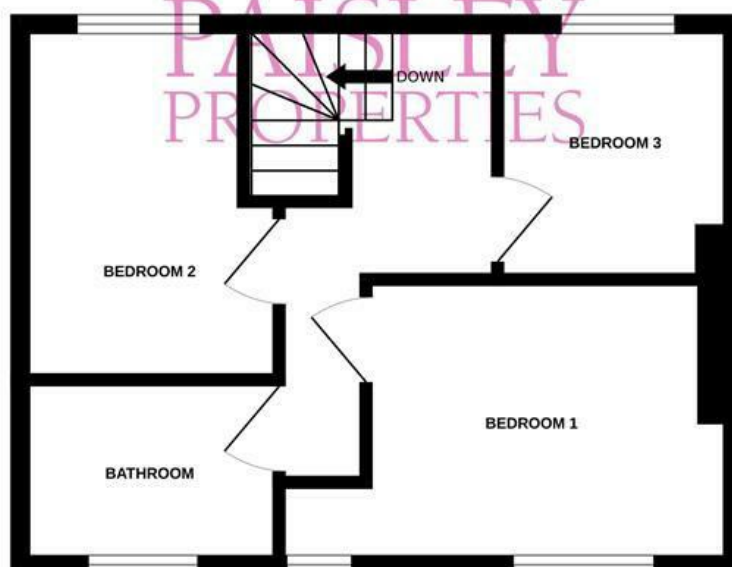
PAISLEY SURVEYORS

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.

GROUND FLOOR



1ST FLOOR



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			
England & Wales		64	66
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		62	65
		EU Directive 2002/91/EC	

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