

6 Hallas Road,  
Kirkburton HD8 0QQ

OFFERS AROUND  
£250,000



THIS TASTEFULLY DECORATED AND WELL PRESENTED THREE BEDROOM EXTENDED END TERRACE PROPERTY OFFERS SPACIOUS ROOM SIZES, OFF ROAD PARKING, FRONT GARDEN AND A YARD SPACE TO THE REAR. FREEHOLD/ COUNCIL TAX BAND A/ ENERGY RATING D

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 3'9" apx x 3'11" apx**

You enter the property through a part glazed white uPVC door into the entrance hallway which has period features and carpet underfoot. A carpeted staircase ascends to the first floor landing and a door leads to the lounge.



### **LOUNGE 12'8" apx x 14'7" apx max**

Located to the front of the property with a large window allowing natural light to flood in, this spacious, tastefully decorated lounge boasts an abundance of space for furniture. It is open to the dining room creating a feeling of extra space. Doors lead to the cellar and entrance hallway.



### **DINING ROOM 8'4" apx x 9'10" apx max**

Sitting on a slightly elevated wooden floor, this lovely dining space has room for a large dining table and is bathed in natural light from a large rear facing window. Open to the lounge this makes a really lovely entertaining space. A door leads to the kitchen.





### **CELLAR 12'9" apx x 7'5" apx max**

Accessed via a door from the lounge a set of stone steps leads down to the cellar which is a great space for storage and has a window allowing light to enter.

### **KITCHEN 7'3" apx max x 10'7" apx max**

Positioned to the side of the property and enjoying a fabulous far reaching view from its large window this modern kitchen is fitted with timber base and wall units, mottled black laminate worktops, tiled splashbacks and a one and a half bowl stainless steel sink with mixer tap over. Cooking facilities comprise of a black range cooker with a gas hob and electric oven and a stainless steel canopy hood extractor fan over. Integrated appliances include an under counter fridge and dishwasher. Wood flooring runs underfoot and a spotlight bar to the ceiling completes the room. Doors lead to the dining room and rear hallway.



### **REAR HALLWAY 3'1" apx x 7'5" apx max**

The rear hallway connects the kitchen to the utility room which sits at a lower level. There is a side facing window making it nice and light. A part glazed uPVC door leads out to the rear yard and a door leads to the downstairs W.C.. A short set of stairs lead down to the utility room.

### **DOWNSTAIRS W.C. 3'2" apx x 5'0" apx max**

Handily located just inside the rear door to the property, this downstairs W.C. is fitted with a low level W.C. and a wall mounted glass handwash basin with mixer tap. The room is partially tiled with grey tiles and black vinyl flooring runs underfoot. A chrome heated towel rail completes the room. A side facing obscure window allows natural light to flood in and a door leads to the rear hallway.





**UTILITY ROOM 8'3" apx x 9'0" apx max**

Accessed via a short staircase from the rear hallway, this useful utility space is extremely versatile, providing a great space for outdoor clothing and shoes. Two large cupboards offer storage and one has plumbing for a washing machine. There is a hand wash basin with a mixer tap to one wall too. Black vinyl flooring runs underfoot. A large window allows natural light to flood in and a hatch give access to the loft . A part glazed uPVC door leads to the rear yard.





### **FIRST FLOOR LANDING 7'1" apx x 8'11" apx max**

A staircase ascends from the entrance hallway to the first floor landing which is light and airy with a side facing window offering far reaching views. A hatch gives access to the loft and doors lead to the three bedrooms and house bathroom.

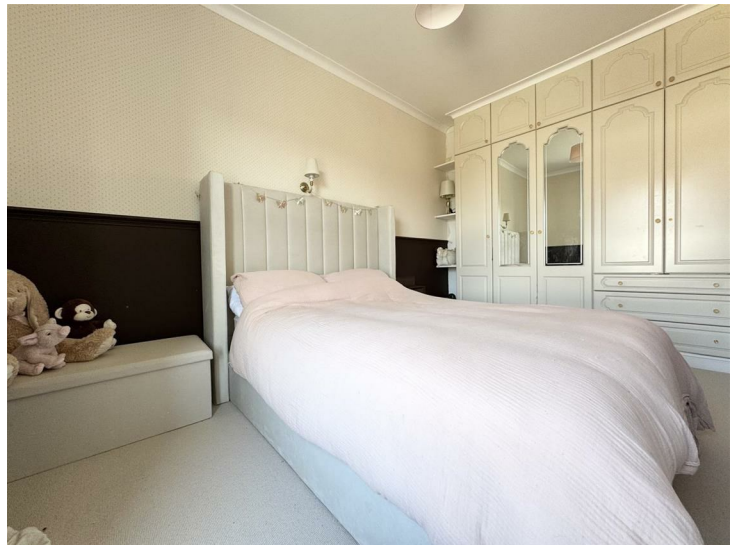
### **BEDROOM ONE 10'5" apx to robes x 10'2" apx**

This generous bedroom is located to the rear of the property and flooded with light from a large window. It benefits from built in wardrobes in an attractive olive green shade. There is ample space for further items of bedroom furniture. A door leads to the landing.



### **BEDROOM TWO 12'10" apx x 8'7" apx max**

Positioned to the front of the property with a window overlooking the quiet street this generous double bedroom benefits from fitted wardrobes to one wall offering a great amount of storage. There is ample space for freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM THREE / STUDY 8'2" apx x 7'1" apx max**

Utilised as a home office, what was originally the third bedroom has a front facing window allowing natural light to flood in. Doors lead to the staircase to the attic bedroom and to the landing.





### **FAMILY BATHROOM 5'4" apx x 7'4" apx max**

This contemporary bathroom is fitted with a white suite comprising of a pedestal wash basin with mixer tap, a low level W.C. and a bath with a thermostatic shower over with a protective glass screen. Cream travertine tiles adorn the walls and there is dark grey carpet underfoot. An illuminated mirror above the basin, spotlights and a chrome towel radiator complete the room. An obscure window allows natural light to flood in and a door leads to the landing.



### **ATTIC BEDROOM 13'7" apx max x 13'1" apx max reduced head height**

This fabulous attic bedroom is nestled in the eaves and is beautifully light and airy courtesy of a side facing window and a large Velux window. There are cupboards built into the eaves for storage and sloping ceilings add interest. There is space for freestanding bedroom furniture. A door leads to the en-suite shower room. A staircase descends to the first floor.





### **ENSUITE 5'5" apx max x 3'11" apx max**

This contemporary shower room has been cleverly designed to take into consideration the sloping ceiling and is fitted with a corner shower enclosure with a thermostatic mixer shower, pedestal wash basin with mixer taps and a low level W.C.. The walls are fully tiled with pale grey marble effect tiles with a decorative border and inset tiles. Patterned vinyl flooring runs underfoot. A Velux window allows natural light to flood in and a door leads to the bedroom.



### **EXTERIOR**

To the front of the property is a walled lawned garden with a path up to the front door. There is vehicular access down the side leading to an off road tarmacked parking space with a shed and an EV charging point. To the rear of the property is a low maintenance yard area which also has space for al fresco dining, a gate leads out to a shared lane which runs along the back of the terraced row.







## **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:  
Driveway / Electric car charging point

RIGHTS AND RESTRICTIONS:  
Neighbours have a right of access over the property's land - shared vehicular access to the rear.

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 100 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**

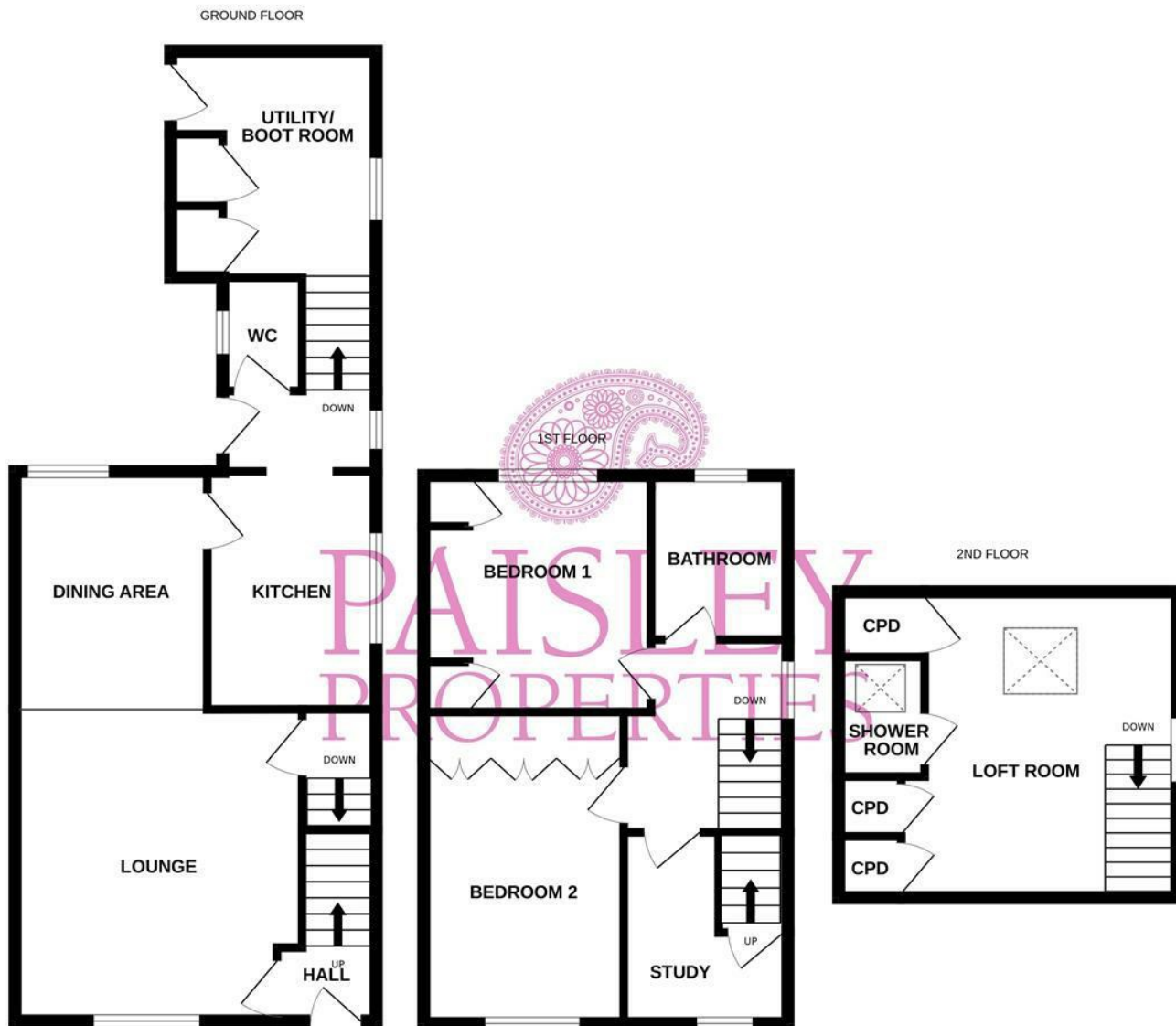
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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

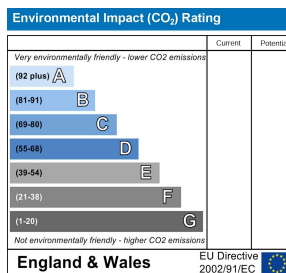
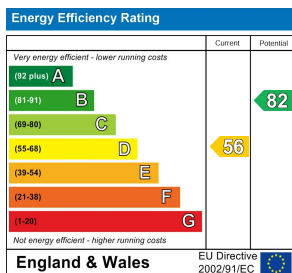
## **PAISLEY SURVEYORS**

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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