

33 Cotswold Mews,  
Highburton HD8 0XE

OFFERS AROUND  
£280,000



THIS ATTRACTIVE THREE BEDROOM SEMI DETACHED PROPERTY OFFERS  
SPACIOUS LIVING ACCOMMODATION, ENCLOSED REAR GARDEN AND DRIVEWAY

FREEHOLD / COUNCIL BAND: C / ENERGY RATING: D

PAISLEY  
PROPERTIES

## ENTRANCE HALL

You enter the property through a newly fitted part glazed uPVC door into this useful entrance hallway. There is space to store outdoor coats and shoes, laminate flooring, a side facing window lets in natural light and stairs ascend to the first floor landing. A door leads into the lounge diner.

## LOUNGE DINER

This wonderful L shaped room offers plenty of space for living and dining room furniture, it is tastefully decorated and has an attractive wall mounted electric fire creating a lovely focal point. A large front facing window allows natural light in and solid wood flooring finishes the room nicely. A door leads to the entrance hall, there is an opening into the kitchen and glazed doors provide access into the conservatory.



## KITCHEN

This modern stylish kitchen comprising of: - white gloss wall and base units, quartz worktops, glass splashbacks, sink and mixer tap, an electric oven, four ring gas hob and concealed extractor this room has been well designed and has a bright and airy feel. There is also space for a free-standing washing machine, dishwasher and full size fridge freezer. A rear facing window provides a pleasing view of the garden, there is wood flooring and a door leading to the pantry. An exterior door opens out on to the side of the property and a doorway leads to the lounge diner.



### **PANTRY**

This handy understairs cupboard is the ideal place to house household items and is conveniently positioned off the kitchen allowing for extra storage.

### **CONSERVATORY**

A superb addition to the property this well-proportioned conservatory provides a versatile extra living accommodation. It would comfortably house seating, dining table or office furniture or would alternatively make a fantastic playroom. There is laminate flooring, glazing to three sides and double doors open to the lounge diner and a second set out onto the garden.



### **FIRST FLOOR LANDING**

From the hall stairs ascend to the first floor landing which has a side facing window, ceiling hatch with pull down ladder which provides access into the partially boarded loft and doors which lead through to the three bedrooms and shower room.

### **BEDROOM ONE**

Positioned to the front of the property this good sized double bedroom benefits from fitted wardrobes alongside space for free standing items. There is a front facing window looking out over the cul-de-sac and a door which leads to the landing.



### **BEDROOM TWO**

Another sizeable double bedroom this room sits to the rear of the property with a lovely outlook over the back garden from its window. There is a door which leads to the landing.



### **BEDROOM THREE**

Cleverly made into a single bedroom with bespoke made single bed this room would also make a brilliant nursery or study. There is a window overlooking the front and a door which leads to the landing.



## **SHOWER ROOM**

Fitted with a contemporary white suite including double walk in shower, hand wash basin which sits upon a vanity unit and a concealed unit W.C this room has attractive pvc panelling to all the walls and contrasting laminate flooring. There is a rear facing window, chrome heated towel rail and door which leads onto the landing.



## **FRONT GARDEN AND PARKING**

To the front of the property there is a pebbled garden with planted shrubs and an established hedge border creating privacy. There is also an off road parking space.



**REAR GARDEN**

The rear garden is a generous size with large lawn, well stocked flower bed borders and a good size deck which adjoins the property and offers the perfect place for outdoor furniture. To the side of the property there is additional space alongside a useful shed which has light and power.



## **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 C

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

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 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. \*

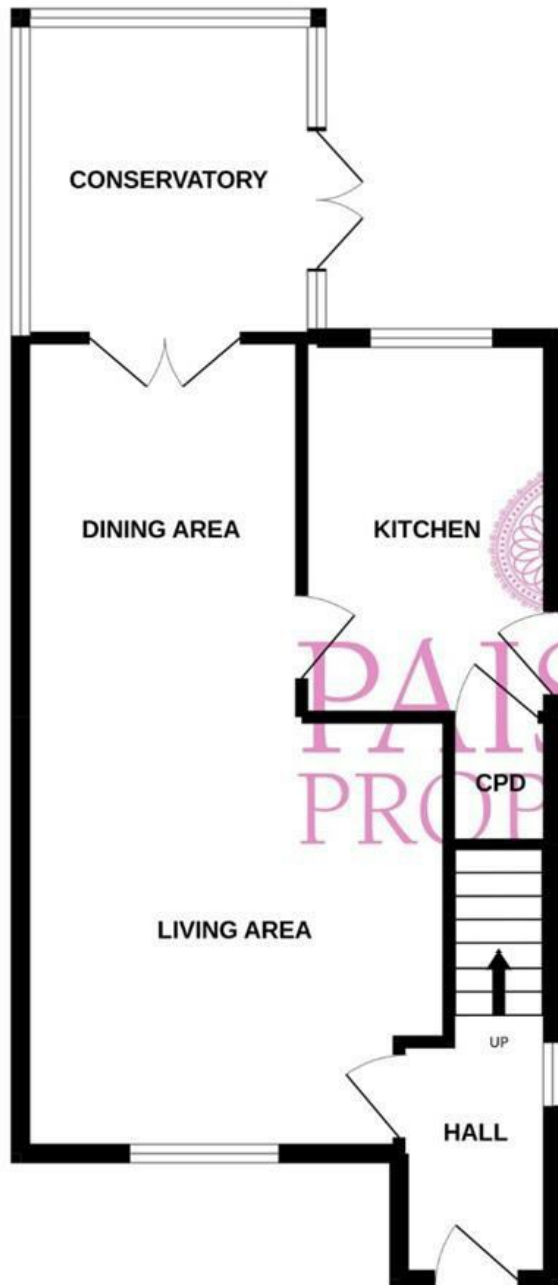
**PAISLEY PROPERTIES**

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.

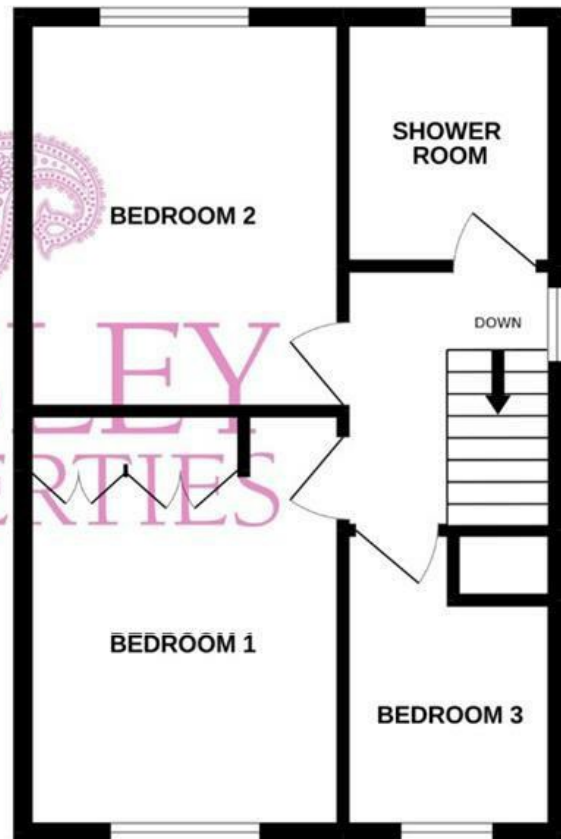
**PAISLEY SURVEYORS**

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.

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	EU Directive 2002/91/EC	84

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

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