

103 Turnshaw Road,  
Kirkburton HD8 0TL

OFFERS AROUND  
£215,000



THIS DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE PROPERTY IS TASTEFULLY DECORATED AND JUST READY TO MOVE INTO, IT BOASTS AN ATTRACTIVE LONG REAR GARDEN AND POTENTIAL FOR OFF ROAD PARKING. FREEHOLD / COUNCIL BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 4'1" apx x 3'10" apx**

You enter the property through an attractive heritage green composite door into a welcoming entrance hallway which has practical coir matting underfoot and space to remove and store outdoor clothing on arrival. A staircase ascends to the first floor landing and a door leads to the lounge.

### **LOUNGE 14'0" apx x 13'10" apx max**

Located to the front of the property with a lovely large window allowing natural light to flood in, this spacious neutrally decorated lounge has a purely decorative gas fire in a black timber surround with marble hearth as a focal point and there is ample space for lounge furniture. practical wood effect laminate flooring runs underfoot. Doors lead to the dining kitchen and entrance hallway.



### **DINING KITCHEN 17'3" apx x 9'5" apx**

Spanning the rear of the property this light and airy dining kitchen is located to the rear of the property with three windows looking out the garden. It is fitted with a range of maple effect base and wall units, cream tiled splashbacks, black roll top laminate worktops and a stainless steel single bowl sink and drainer with mixer tap. Cooking facilities comprise of a gas hob with a stainless steel extractor fan over and an electric oven. There is an integrated dishwasher, space for a tall fridge freezer and a handy walk in pantry to one corner. There is ample space to accommodate a good sized table and chairs. Spotlight bars to the ceiling illuminate the room and terracotta tile effect laminate flooring runs underfoot. Doors lead to the utility room and lounge.



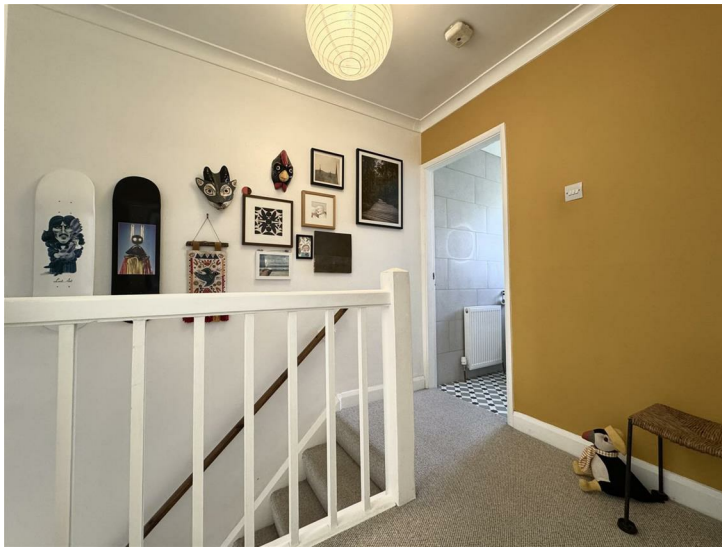
**UTILITY ROOM 4'5" apx x 5'10" apx max**

This handy rear extension houses the property's central heating boiler, has space and plumbing for a washing machine and a practical tall cupboard for storing household items. An external door leads out to the rear of the property and a door leads to the dining kitchen.

**FIRST FLOOR LANDING 7'3" apx x 6'7" apx max**

A carpeted staircase with a white painted balustrade leads to the first floor landing which has a hatch leading to the loft which is boarded with light, power and a Velux window and a sturdy loft ladder - it could potentially be converted subject to planning. Doors lead to the three bedrooms and house bathroom.





### **BEDROOM ONE 13'4" apx x 10'5" apx max**

Positioned to the front of the property with a large window flooding the room with natural light and offering lovely countryside views, this spacious double bedroom benefits from a built in cupboard space to one corner and ample space to accommodate freestanding bedroom furniture too. White painted floorboards run underfoot and the room is neutrally decorated. A door leads to the landing.



### **BEDROOM TWO 10'1" apx x 9'2" apx**

Enjoying garden views from its rear facing window, this charming second double bedroom has ample space for freestanding bedroom furniture. A door leads to the landing.





### **BEDROOM THREE 6'7" x 9'10" max**

This third bedroom is of a good size and would accommodate a single bed comfortably, it would also make a super home office or dressing room. A front facing window offers pretty countryside views and a door leads to the landing.





### **HOUSE BATHROOM 5'10" apx x 7'9" apx max**

Recently installed, this contemporary bathroom is beautifully presented with a white bath with mixer tap and a waterfall thermostatic shower over, marine blue vanity units with a pale granite effect top, concealed cistern WC and a white integrated handwash basin with mixer tap. Grey polished porcelain tiles adorn the walls, patterned vinyl flooring runs underfoot, white PVC cladding with spotlights to the ceiling and a chrome ladder style heated towel radiator completes the room. An obscure window allows natural light to enter and a door leads to the landing.



### **EXTERIOR**

The property sits in an elevated position with a lawned front garden with well established planted borders, steps and a path lead up to the front door. To the rear of the property is a long garden which has been landscaped into different zones. A lawned area acts as a fair weather parking space and then a small wooden gate leads through a hedge to the garden. There is a greenhouse for the green fingered, a raised decked area for sitting and enjoying the view, a long lawn with a pretty pond area to one side and finally a growing area with two garden sheds for storing garden equipment. This really does need to be viewed to be fully appreciated.







## **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 / Stone

### **PARKING:**

On Street Parking - Potential off road space to the rear

### **RIGHTS AND RESTRICTIONS:**

The property has a right of access over neighbouring land

Neighbours have a right of access over the property's land

### **DISPUTES:**

There have not been any neighbour disputes

### **BUILDING SAFETY:**

There have not been any recent 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**

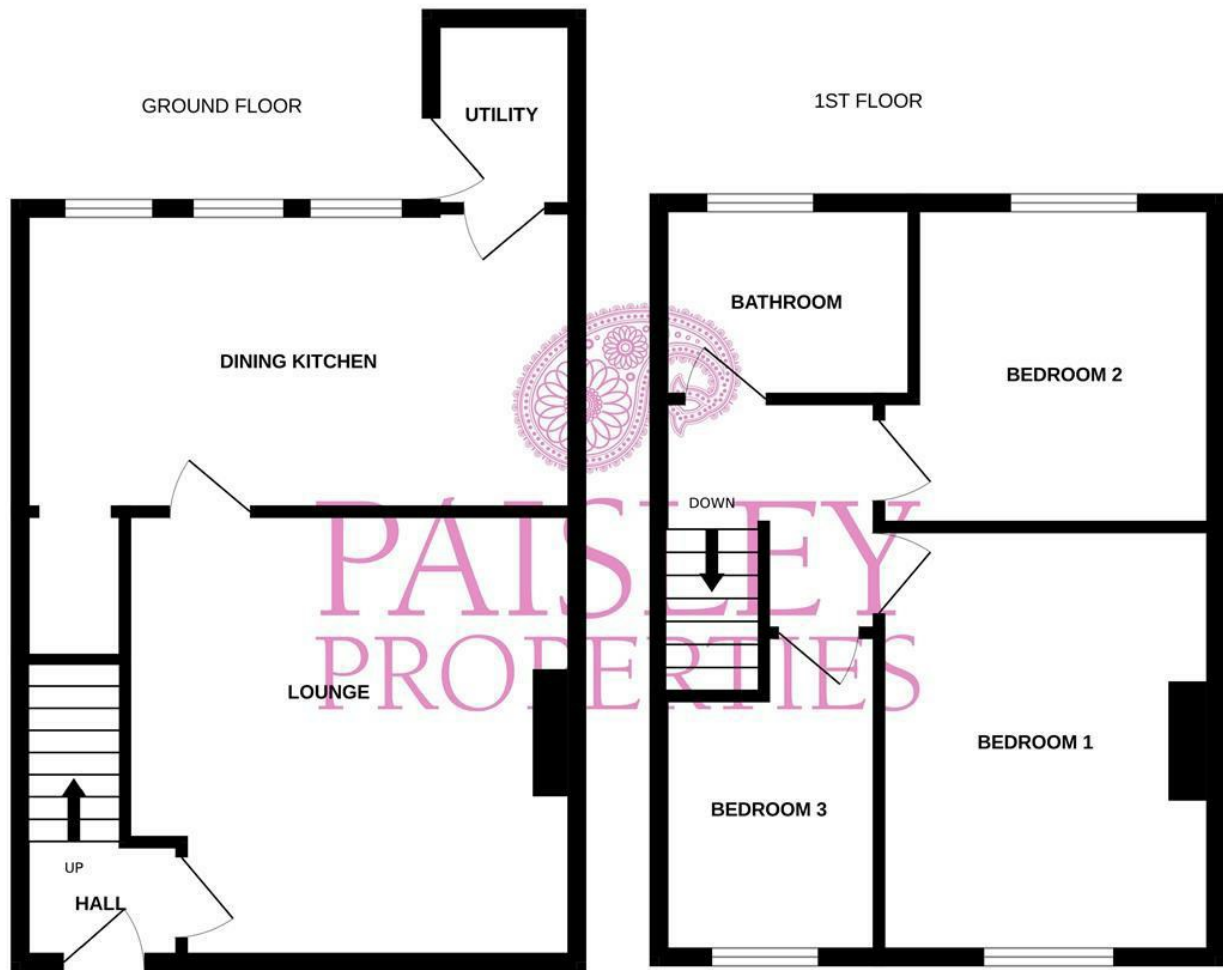
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

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

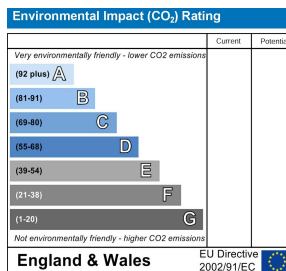
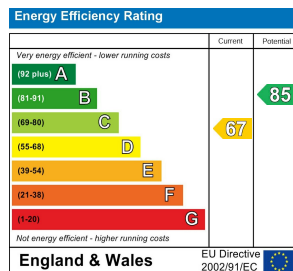
**PAISLEY SURVEYORS**

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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