

5 Woodlands Close,
Denby Dale HD8 8RH

OFFERS AROUND
£195,000



THIS ATTRACTIVE TWO BEDROOM MID TERRACE PROPERTY IS TASTEFULLY
DECORATED AND NEATLY PRESENTED THROUGHOUT WITH SPACIOUS LIVING
ACCOMMODATION, FRONT AND REAR GARDENS AND SINGLE GARAGE

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY
PROPERTIES

LOUNGE 11'11" ap x 16'1" apx max

You enter the property through a part glazed uPVC door into this spacious room which is light and airy courtesy of the large window overlooking the front garden. The room is decorated in neutral tones and has wood effect flooring. A door leads to the kitchen and an open white painted spindled staircase ascends to the first floor landing.



DINING KITCHEN 7'10" apx x 11'11" apx max

Located to the rear of the property with a window offering views out into the garden, the kitchen is fitted with a range of gloss white wall and base units, black square edge laminate work surfaces, co-ordinating graphite grey splashbacks and a stainless steel sink with drainer and mixer tap over. Cooking facilities comprise of an electric oven with four ring electric hob and stainless steel canopy extractor fan over. There is space for a freestanding under counter fridge freezer and an integrated washing machine. There is ample room to accommodate a dining table and chairs if desired. Dark grey tile effect vinyl flooring runs underfoot and there is a central spotlight fitting. A door leads to the lounge and an external door provides access to the rear garden.



FIRST FLOOR LANDING

An open wooden staircase ascends from the living room up to the first floor landing which has doors leading through to the house bathroom and the two bedrooms.

BEDROOM ONE 13'7" x 9'8" approx

Positioned to the front of the property with a window offering views of the front garden, this generous double room has ample space for a range of freestanding bedroom furniture. It is neutrally decorated and benefits from a large built in wardrobe and a storage cupboard. A door leads to the landing.

**BEDROOM TWO 9'10" x 6'10" approx**

This charming single bedroom is located to the back of the house, is decorated in neutral tones and has a window overlooking the rear of the property. A door leads to the landing.



HOUSE BATHROOM 6'5" apx x 4'11" apx approx

This modern house bathroom is fitted with a white suite which includes a bath with shower over and glass screen, a vanity unit with cupboard under and integral hand wash basin with mixer tap and a low level W.C. The room is partially tiled with white tiles with decorative inset tiles and has beige tile effect vinyl flooring running underfoot. There is an obscure glazed window allowing natural light to enter and a door leads to the landing.



GARAGE AND GARDENS

To the front of the property is a tiered lawned garden partially secluded from the roadside by tall hedges. A stone stepped path leads to the front door.

Accessed down a drive to the side of the row of properties is a row of garages one of which belongs to No 5. It is a single garage which has power, lighting and an up and over door. A path leads from the garages to the rear garden where there is a lovely patio area which is enclosed by wooden fencing. This space is perfect for housing a garden table and chairs, pots and planters. A further lawned section of garden is accessible through a gate and backs onto woodland.



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 & On Street Parking

RIGHTS AND RESTRICTIONS:

There is right of way for the neighbours to pass through the rear garden and for the owners of No 5 to pass through the neighbours gardens to access the garages.

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.

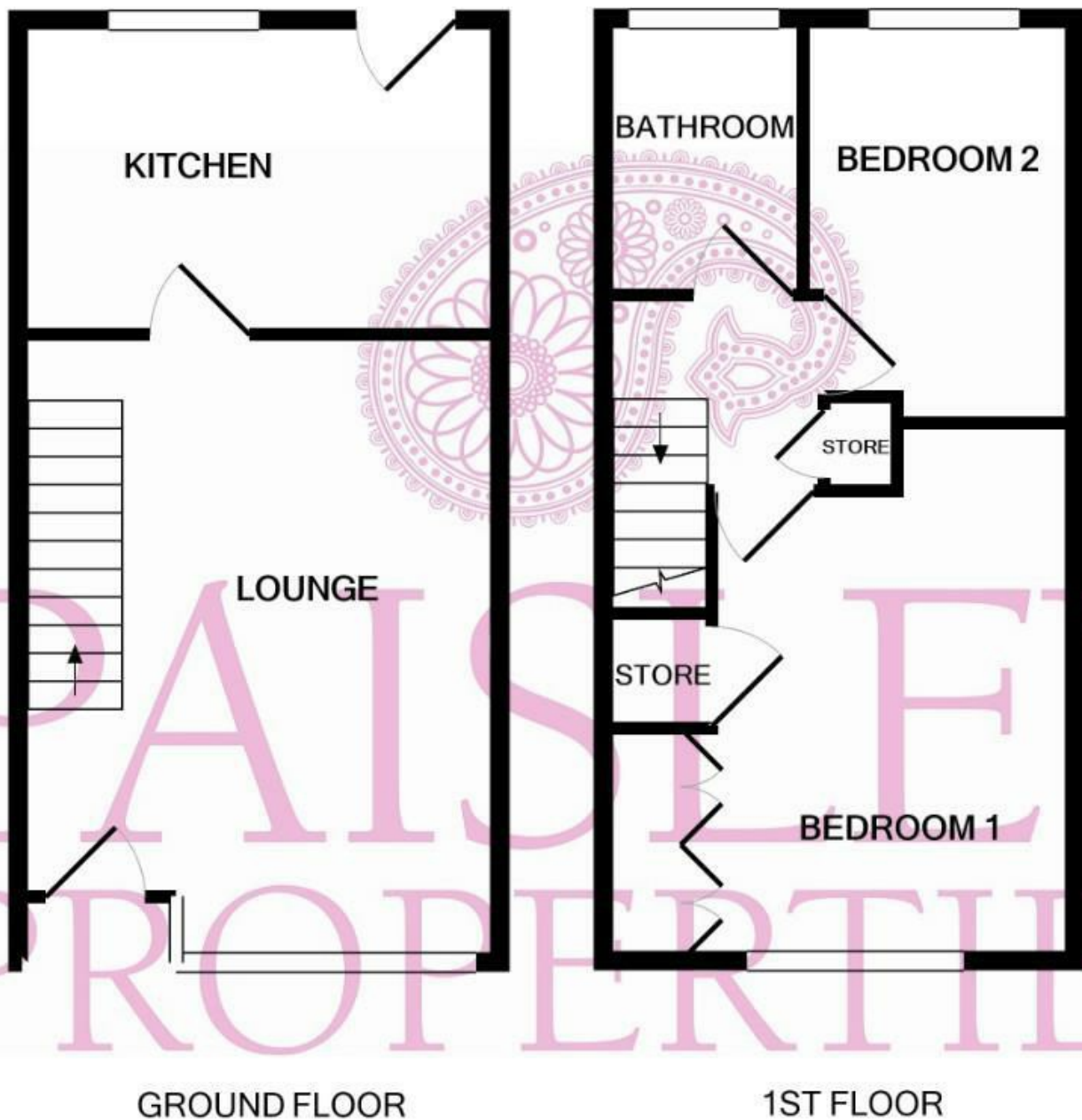
PAISLEY MORTGAGES

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.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			91
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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