# 60 Town End,
# Almondbury HD5 8NW

**OFFERS AROUND**
**£110,000**















A WELL PRESENTED, STONE BUILT TWO BEDROOM MID TERRACE BOASTING SPACIOUS LIVING ACCOMMODATION, A BEAUTIFULLY MAINTAINED REAR GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

**ENTRANCE HALLWAY**





You enter the property through a uPVC door into the entrance hall which has space to remove coats and shoes. A staircase with a characterful arch ascends to the first floor landing and a door opens to the living dining kitchen.

**LIVING DINING KITCHEN 16'6" max x 16'4" max**



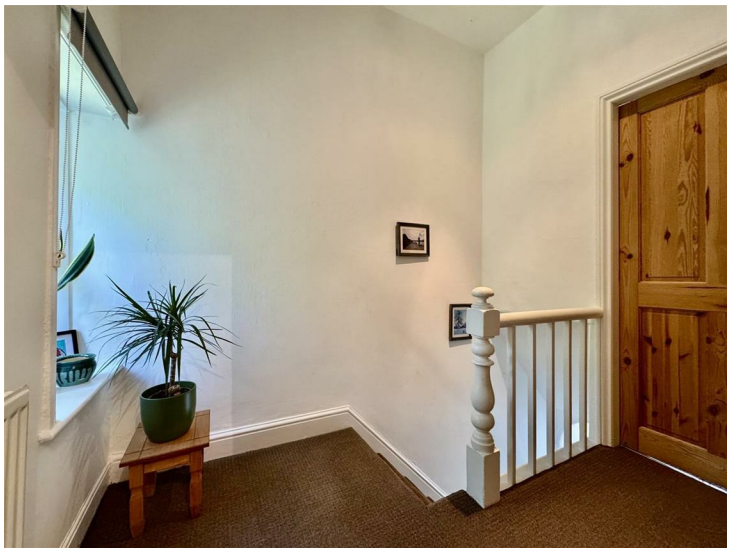


This well presented living space really is the heart of the home and features a large inset fireplace with stone hearth which creates a lovely focal point. The kitchen is located to the rear of the room which is fitted with modern timber effect wall and base units, contrasting worktops and a stainless steel sink with drainer with mixer tap over. There is an integrated electric oven, four ring electric hob with extractor over, plumbing for a washing machine and space for an undercounter fridge. The room has an abundance of space for free standing living and dining furniture and dual aspect windows. A glazed door takes you to the rear garden and doors lead to the cellar steps and back through to the entrance hallway.




**CELLAR 16′7″ max x 6′0″ max**
Accessed by stone steps from the kitchen is a cellar which has power, inset shelving, space for household items and for a freezer if required.

**FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the light and airy first floor landing which has a rear facing window and a loft hatch providing access into the loft space. Doors lead to the two bedrooms and house bathroom.

**BEDROOM ONE 12'4" max x 8'10" max**





Located to the front of the property, this neutrally decorated double bedroom has a good amount of space for furniture and a window overlooks the street scene below. A door leads to the landing.

**BEDROOM TWO 8'1" max x 7'1" max**



A good sized single bedroom with a front facing window enjoying the same street views as bedroom one, and space for furniture. This room could alternatively make a great home office, dressing room or nursery if desired.

**BATHROOM 10'4" max x 3'9" max**





The house bathroom is fitted with a three piece white suite including a bath with shower over, low level W.C and a pedestal hand wash basin. The room is fully tiled and a rear obscure glazed window floods the room with light. Contrasting tile flooring flows underfoot and a door leads to the landing.

**REAR GARDEN**





To the rear of the property and split over two levels is a beautifully maintained garden with an artificial lawn, colourful flower bed borders and space for garden furniture allowing for outdoor dining.





**EXTERNAL FRONT**



The front of the property allows space for decorative pots/planters and on street parking.

***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

PARKING:
On Street Parking

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 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 xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**AGENT NOTES**
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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

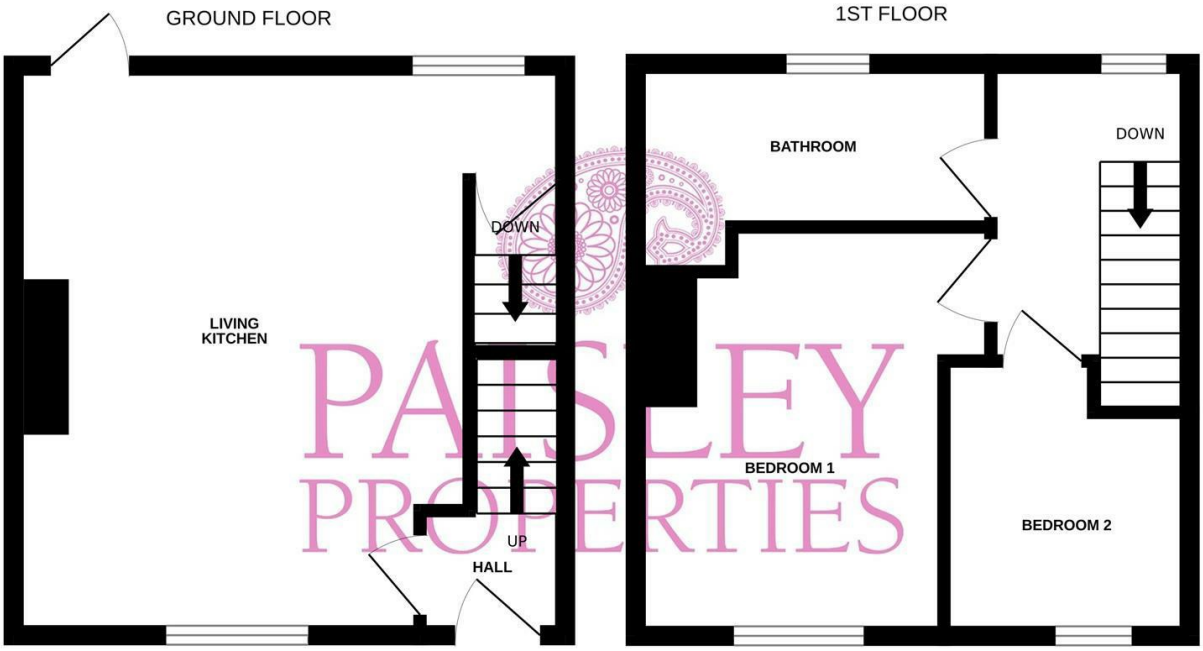
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

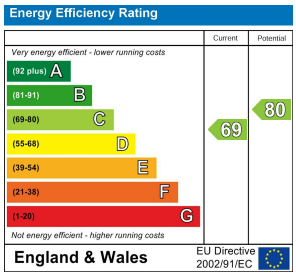
**MORTGAGES**
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to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

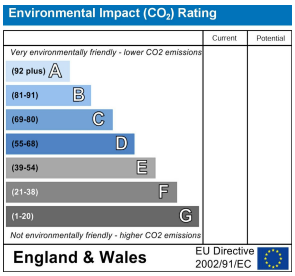
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

**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.




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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