124 Wakefield Road, Scissett HD8 9HU

OFFERS AROUND
£140,000

THIS TWO BEDROOM STONE BUILT END TERRACE PROPERTY IS RIPE FOR RENOVATION AND BURSTING WITH POTENTIAL. IT BOASTS A PRIVATE GARDEN TO THE REAR WITH AN OUTHOUSE AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY PROPERTIES

ENTRANCE HALLWAY 3′3″ apx x 5′2″ apx

You enter the property through a part glazed white UPVC door into the entrance hallway. Wood effect panelling adorns the walls and there is space to remove outdoor clothing on arrival. A part glazed door leads through to the lounge.

LOUNGE 14′4″ apx x 13′11″ apx

Located to the front of the property with a window looking out to the front garden and street beyond this good sized lounge has an open fire in a brick surround as a focal point. There are built-in cupboards to one alcove and ample space for items of lounge furniture. Doors lead to the entrance hallway and kitchen.

DINING KITCHEN 9′1″ apx x 11′1″ apx

Spanning the rear of the property and enjoying views out to the rear garden from its window, this good sized dining kitchen is fitted with cream gloss base and wall units, laminate worktops, mocha coloured tiled splashbacks and a single bowl sink and drainer with mixer tap. There is space and plumbing for a washing machine, space for a freestanding cooker and space for a tall fridge freezer. To one corner sits a handy understairs cupboard and there is space for a small dining table. A carpeted staircase with a timber balustrade ascends to the first floor. A glazed door leads to the lounge and a part glazed exterior uPVC door leads out to the garden.

FIRST FLOOR LANDING 4′10″ apx x 6′3″ apx

A carpeted staircase ascends from the kitchen to the first floor landing which has a hatch allowing access to the loft and doors leading to the two bedrooms and house shower room.

BEDROOM ONE 14′6″ apx x 8′8″ into wardrobes

This good sized double bedroom is located towards the front of the property with a window looking out to the street. It benefits from fitted sliding wardrobes to both alcoves and there is ample space to accommodate bedroom furniture. A door leads to the landing.

BEDROOM TWO 9′1″ x 10′7″ up to wardrobes

The second double bedroom sits to the rear of the property with a window looking out to the garden and benefits from built in cupboards to one wall. A glazed door leads to the landing.

SHOWER ROOM 4′6″ apx x 10′1″ apx

The modern bathroom is fitted with a step in shower enclosure equipped with an electric shower alongside a wood effect vanity unit with integrated hand wash basin and mixer tap and a low-level WC. Dark grey tiles adorn the shower area and create a splashback behind the wash basin. A tall obscure window with a subtle daisy pattern allows natural light to flood in. Spotlights to the ceiling and vinyl flooring underfoot complete the room. A glazed door leads to the landing.

EXTERIOR

To the rear of the property is a long garden which really is a blank canvas. At the end of the garden is a brick/stone outhouse and there is also a garden shed which is in need of some repair. A shared access path runs along the end of the gardens which allows the refuse bins to be taken out for collection.

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:
There is a shared path for 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 (back boiler) & Coal fire
Broadband - Suggested speeds up to 10000 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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

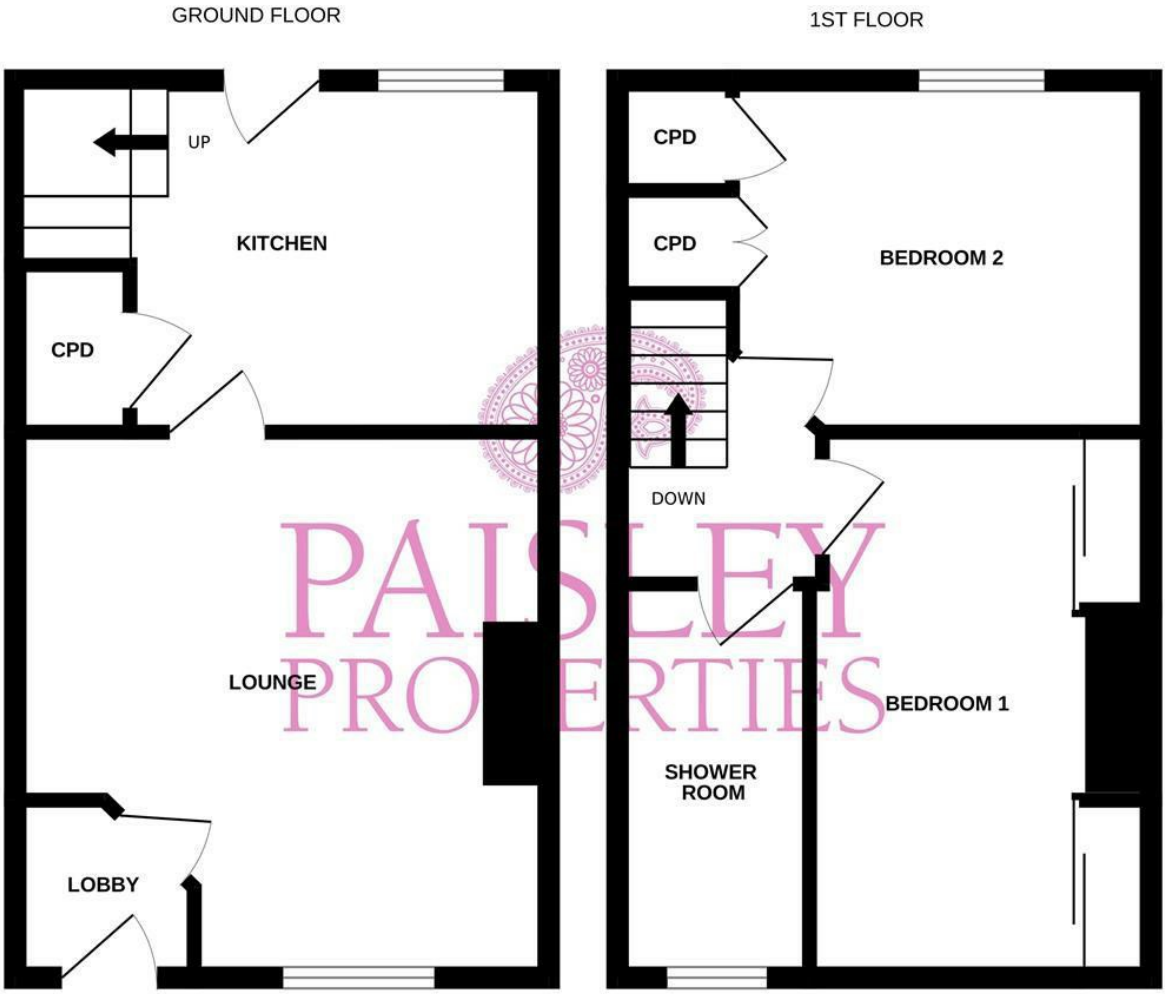
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

PAISLEY PROPERTIES
Paisley Properties 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. *



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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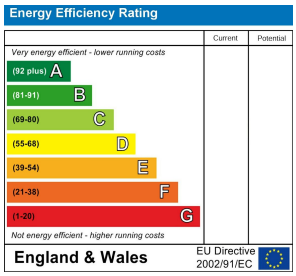

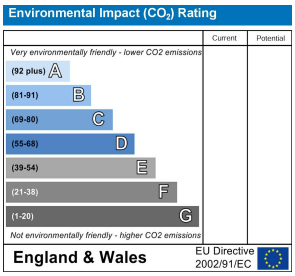

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