

73 Town End,
Almondbury HD5 8NW

OFFERS AROUND
£150,000



SET AWAY FROM THE ROADSIDE IN A PLEASANT COURTYARD POSITION, THIS CHARMING TWO BEDROOM BACK TO BACK END TERRACE PROPERTY BOASTS CHARACTERFUL FEATURES, DECEPTIVELY SPACIOUS LIVING ACCOMMODATION AND OFF STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a upvc door into a welcoming entrance hallway with laminate flooring underfoot, a beam to the ceiling and space to remove outdoor clothing. A door opens to the living room and a staircase with a timber balustrade ascends to the first floor landing.

LIVING ROOM 16'4" max x 14'8" max



This spacious reception room is bright and airy courtesy of the dual aspect windows, with two alcoves having fitted cabinetry. There is ample space for freestanding furniture and a coal effect gas fire is housed in a timber fireplace with tile hearth. The room has a lovely cottage feel with exposed beams and mullion style windows. A door leads through to the kitchen stairs and a door leads back to the entrance hallway.



BREAKFAST KITCHEN 17'8" max x 9'11" apx



Stairs descend into the modern vaulted kitchen which is fitted with a range of cream wall and base units with contrasting roll top work surfaces, tiled splash backs and a white porcelain sink with mixer tap over. Integrated appliances within the kitchen include an electric oven and four ring gas hob, dishwasher and a fridge. Tiled flooring flows underfoot, there is an obscure window, doors open to a storage cupboard, the utility room and a staircase ascends to the living room.



UTILITY ROOM 7'0" max x 6'5" max



Accessed from the kitchen, the utility room offers space to store household items, has plumbing for a washing machine, space for a tumble dryer and for a freezer.

FIRST FLOOR LANDING

A staircase with a timber balustrade ascends from the entrance hallway to the first floor landing which has space for freestanding furniture, doors lead through to the two bedrooms, bathroom and a hatch with a pull down ladder gives access to an attic room.

BEDROOM ONE 9'7" max to fitted wardrobes x 9'3" max



Nicely presented, this double bedroom benefits from fitted wardrobes, drawers and a dressing table. Mullion windows give pleasant far reaching views and a door leads to the first floor landing.



BEDROOM TWO 11'4" max x 8'0" max



A good size single bedroom again with lovely views, having a handy inset bulk head storage space, room for freestanding furniture and a door leads to the first floor landing.

BATHROOM 6'3" max x 5'4" max



The bathroom is partially tiled and comprises of a white suite with the bath having a shower over and bi fold glass screen, wall hung hand wash basin with mixer tap and a low level W.C. The room has an obscure window which allows light to flow through, contrasting vinyl to the floor and a door opens to the first floor landing.

ATTIC ROOM 16'3" max x 8'11" max



Accessed from a hatch with pull down ladders, the attic room is currently used as a home office and benefits from a velux window, an inset hanging rail and plenty of room for storage.

EXTERNAL AND PARKING

To the front of the property is a good size paved area which provides a space to sit out, room for garden furniture and parking for one vehicle. Stone steps with a wrought iron balustrade ascend to the front door.



***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:
Stone

PARKING:
Off Street Parking

RIGHT OF WAY;
We understand there is a vehicular right of way to the side of the property for neighbouring access. We are advised that our property is not responsible for the maintenance of this.

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations 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

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.

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.

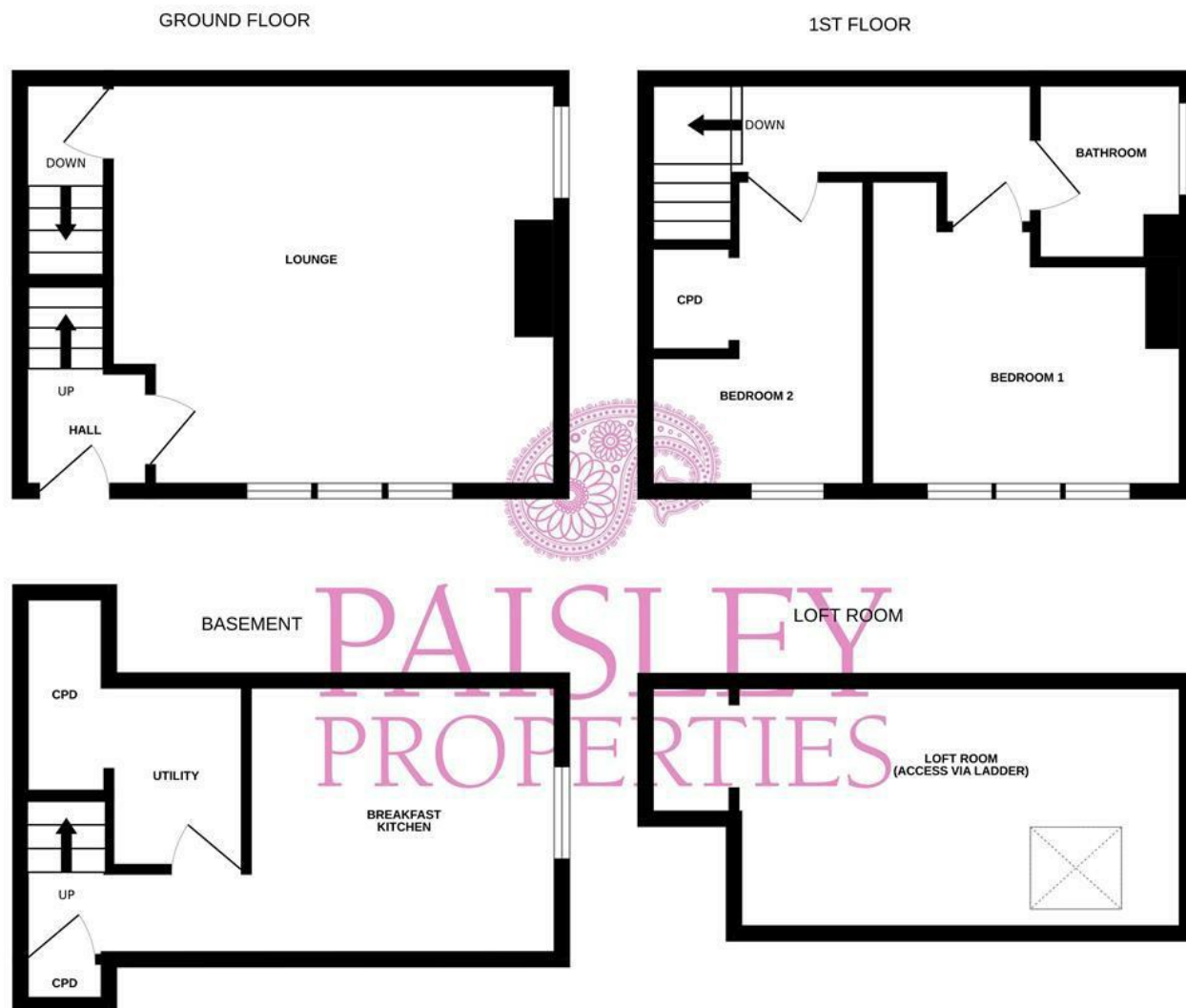
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

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.

SURVEY TEXT

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.



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		62	79
EU Directive 2002/91/EC			

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

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