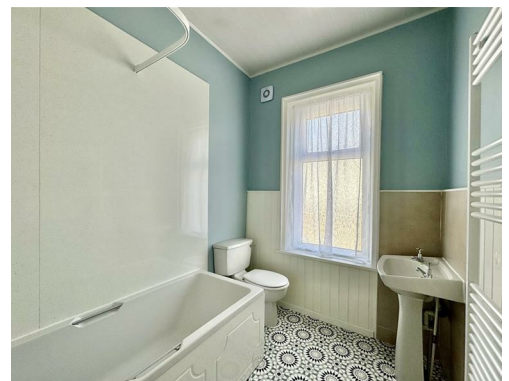


473. Leeds Road,  
Huddersfield HD2 1XT

OFFERS AROUND  
£140,000

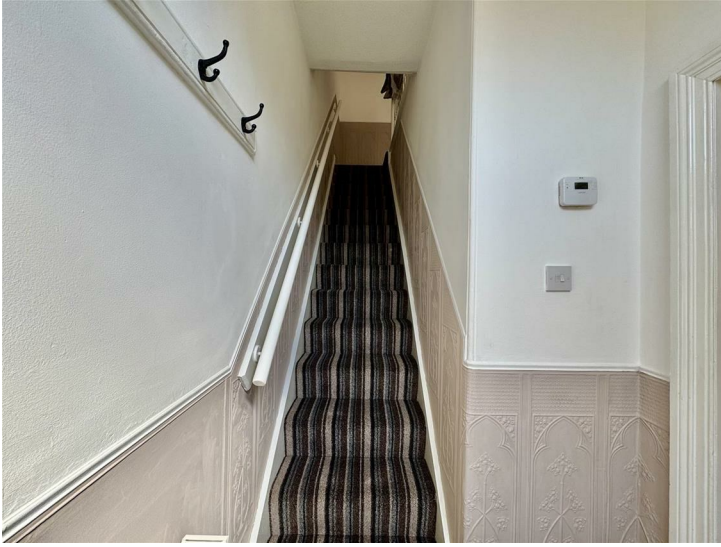


**\*\*NO CHAIN\*\* RECENTLY REFURBISHED THROUGHOUT, THIS BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACE BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, GARDENS TO THE FRONT, REAR AND A DRIVEWAY.**

**FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D**

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY



You enter the property through a newly fitted composite door into a welcoming entrance hallway which has space to remove coats and shoes, a door leads through to the lounge and a staircase with a timber balustrade ascends to the first floor landing.

## LOUNGE 14'1" max x 12'11" max



This light and airy reception room is beautifully decorated and features an electric coal effect fire with a marble surround and hearth, which creates a lovely focal point to the room. The room offers ample space for free standing living room furniture. Doors lead through to the dining kitchen and back to the entrance hallway.

## DINING KITCHEN 14'4" max x 10'11" max



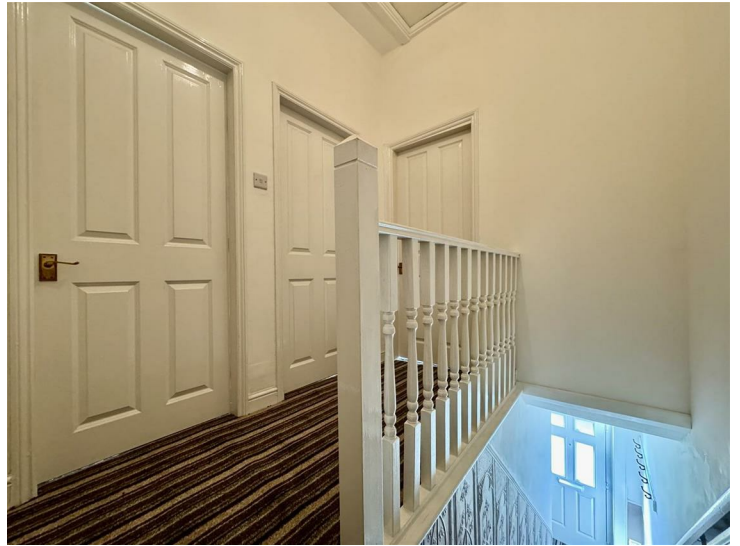
Spanning the rear of the property, this recently fitted dining kitchen really is the heart of the home offering space to entertain guests. The kitchen has stylish grey shaker style wall and base units, contrasting worktops, tile upstands and a stainless steel sink and drainer with a mixer tap. There is space for a freestanding electric or gas cooker with an extractor above, fridge freezer, tumble dryer and plumbing for a washing machine. There is room for a dining table and chairs. Two windows window look out over the garden and driveway. Herringbone vinyl flows underfoot and doors lead to the lounge and cellar head. A new composite door opens out to the rear of the property.



## CELLAR

Stone steps descend from the dining kitchen to a small cellar.

## FIRST FLOOR LANDING



Stairs rise from the entrance hall to the first floor landing, doors lead to the three bedrooms, the house bathroom and a hatch gives access to the loft.

## BEDROOM ONE 12'5" max x 9'3" max



Flooded with natural light through its large window is this nicely presented double bedroom which is positioned at the front of the property. There is ample room for freestanding furniture, an original cast iron fireplace and a doorway leads through to the landing.



**BEDROOM TWO 12'6" max x 9'3" max**



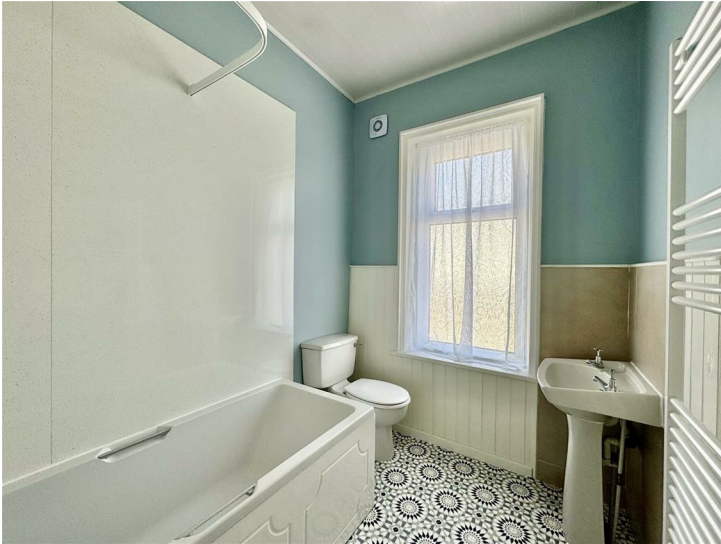
Another well presented and good size double bedroom with space for bedroom items. Located to the rear of the property with a view over the garden and driveway. A door leads through to the landing.

### **BEDROOM THREE 7'9" max x 6'5" max**



A bright single bedroom positioned at the front of the property with space for freestanding furniture and a window overlooking the street scene below. A door leads to the landing.

### **BATHROOM 8'4" max x 6'4" max**



Recently upgraded, the house bathroom is fitted with a bath with electric shower over, a pedestal hand wash basin, a low level WC and a towel radiator. The room is partially splash boarded, panelled and attractive vinyl flooring runs underfoot. An obscure window allow plenty of natural light to enter and a door leads to the landing.

## REAR GARDEN AND DRIVEWAY



Double timber gates with separate access open to a recently laid crushed stone patio, ideal for sitting and dining out. To the side is a driveway for one vehicle.

## EXTERNAL FRONT



Accessed through a timber gate, the front of the property has a low maintenance lawned garden, a low stone wall and is ideal for sitting out and for decorative pots/planters.

## **\*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:

Driveway

### RIGHTS AND RESTRICTIONS:

None known

### 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.

\*\* Please note\*\* The vendor has informed us that the cellar can flood when there is heavy rain due to the water table.

## **AGENT NOTES - ALMONDBURY**

### **AGENT 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.

## **MORTGAGES - PAISLEY / ALMONDBURY**

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.

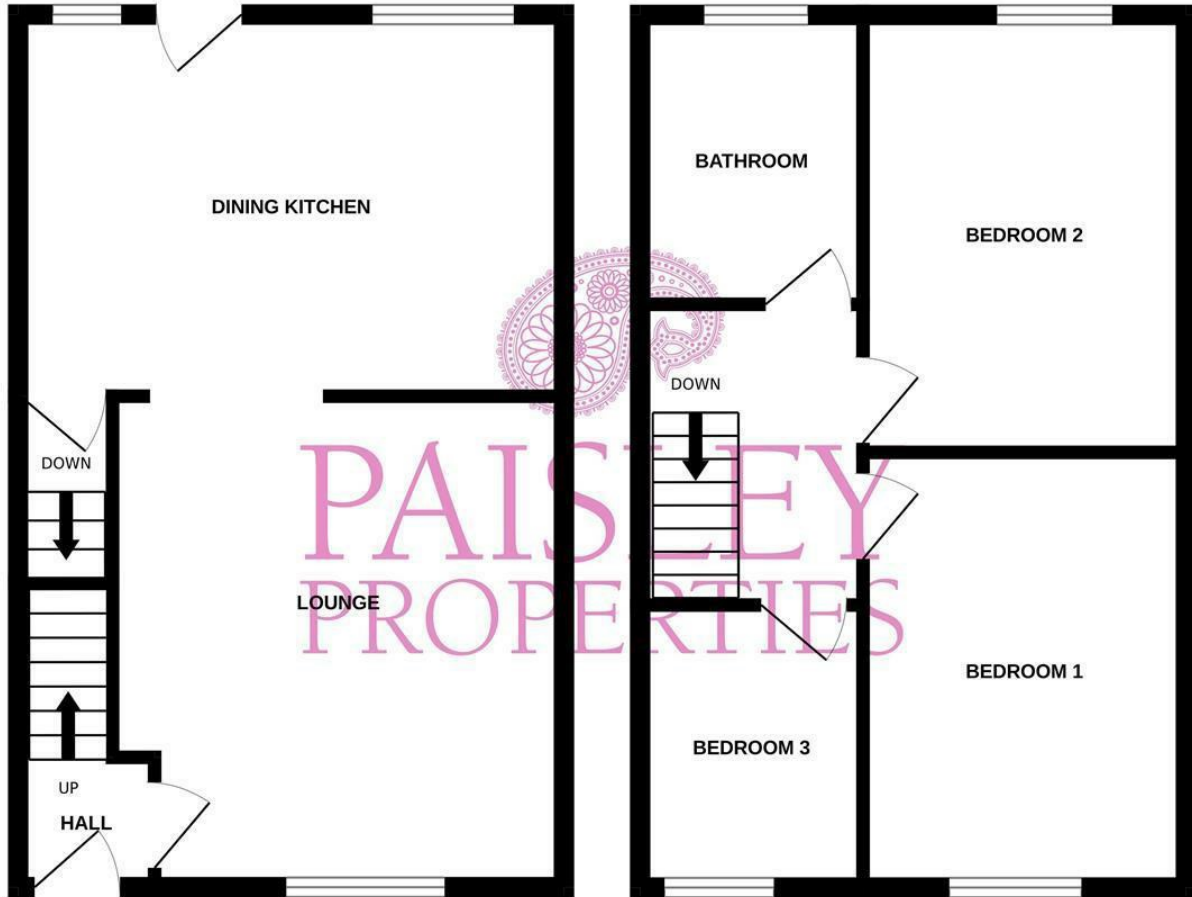
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY PROPERTIES - PAISLEY / ALMONDBURY**

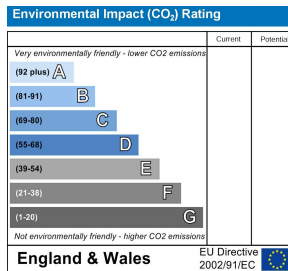
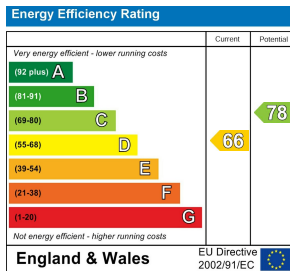
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

GROUND FLOOR

1ST FLOOR



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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