

17 Shop Lane,
Kirkheaton HD5 0DP

OFFERS AROUND
£115,000



**** IDEAL FOR INVESTORS OR FIRST TIME BUYERS** CONVENIENTLY PLACED FOR
COMMUTER LINKS, THIS CHARMING ONE BEDROOM BACK TO BACK PROPERTY IS
WELL PRESENTED THROUGHOUT AND HAS OFF STREET PARKING FOR ONE VEHICLE.**

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a recently fitted composite door into the entrance hallway which has room for storing coats and shoes, a door leads to the living kitchen and stairs ascend to the first floor landing.

LIVING/KITCHEN 15'9" x 14'1" max



This spacious reception room is bright and airy courtesy of the large front and side facing windows, to one alcove is the kitchen area which has a range of wall and base units, complimentary work surfaces, tile splashbacks and a stainless steel sink with mixer tap over. There is an integrated oven and four ring gas hob with extractor fan over and plumbing for a washing machine. The lounge area is of a good size with ample room for free standing furniture and doors lead to the cellar head and back through to the entrance hall.



CELLAR 13'11" x 6'5" max

Accessed off the living kitchen, stone steps lead down to the good sized cellar which is split into two rooms and houses the wall mounted Worcester boiler.

FIRST FLOOR LANDING



Stairs ascend from the entrance hall to the first floor landing which has doorways leading to the bedroom and shower room. Access is gained to the loft via a small hatch.

BEDROOM 15'10" x 11'5" max



This generously sized bedroom is bright and airy courtesy of the large front and side aspect windows, there is ample room for free standing furniture and a doorway leads to the first floor landing.

SHOWER ROOM 7'7" x 7'4"



This modern shower room has a corner shower cubicle with glass sliding screen, Mira shower with white tiled splashback, pedestal wash hand basin with mixer tap over, push flush W.C, additional storage area, spotlights to the ceiling, extractor fan, front obscure window, chrome heated towel rail, wood effect laminate flooring underfoot and a doorway leads to the first floor landing.

OUTSIDE



To the front of the property is a small area which can be used for sitting out, storage or to park a small vehicle.



***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 road parking.

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. *

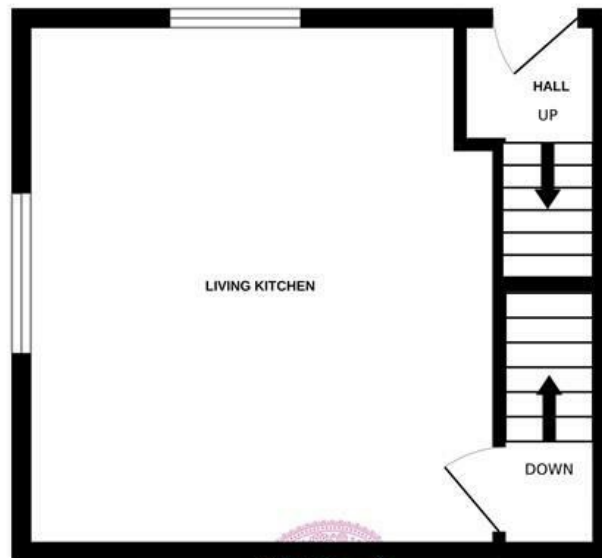
PAISLEY

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.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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	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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