



BEAUTIFULLY PRESENTED THROUGHOUT, THIS THREE BEDROOM MID TERRACE FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, A GENEROUS SIZE REAR GARDEN AND A DRIVEWAY FOR MULTIPLE VEHICLES WITH EV CHARGER.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

## ENTRANCE HALLWAY



You enter the property through a part glazed composite door into the welcoming entrance hall which has space to remove shoes and coats and laminate flooring underfoot. A door opens to the living room and a staircase ascends to the first floor landing.

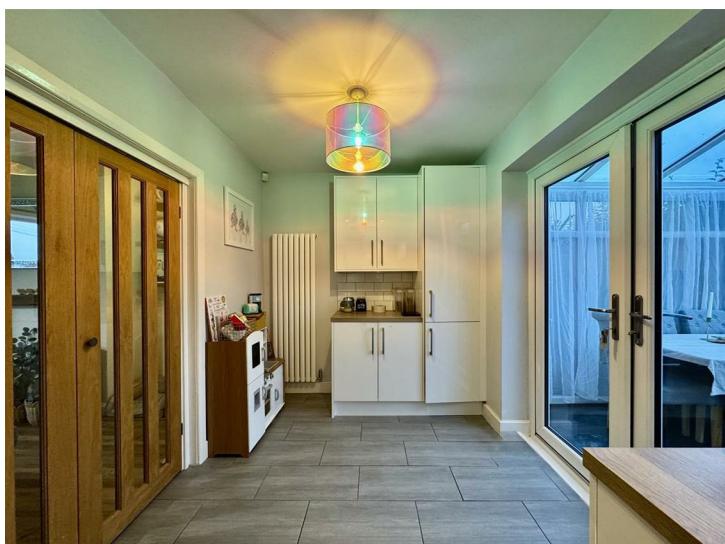
## LIVING ROOM 15'10" max x 11'9" max



This tastefully decorated reception room has a large window allowing an abundance of natural light to flood through and plenty of space for freestanding furniture. Vinyl click flooring flows throughout the space, an understairs cupboard provides storage and bifold doors open through to the kitchen. A door leads back to the entrance hall.



### KITCHEN 19'0" max x 7'3" max



Spanning the rear of the property, this stylish kitchen really is the heart of the home. Fitted with white gloss base and wall units with contrasting worktops, tile splashbacks and a stainless steel sink with mixer tap over. Integrated appliances include a four ring gas hob with concealed extractor over and an electric oven. There is space for a freestanding fridge freezer, tumble dryer and plumbing for a washing machine. Tile flooring runs underfoot and there is spotlighting to the ceiling. A window gives pleasant views over the garden and double doors open to the conservatory. Bifold doors lead back to the living room.



### **CONSERVATORY 9'5" max x 9'2" max**



Flooded with natural light this great addition to the home is currently used as a dining room and could provide space for those working remotely or to entertain and enjoy the views over the garden. Practical laminate flooring flows underfoot and patio doors open to the rear garden.

### **FIRST FLOOR LANDING**



Stairs ascend from the entrance hall to the first floor landing. There is a hatch giving access to a partially boarded loft and doors lead to the bathroom and three bedrooms.

**BEDROOM ONE 10'9" max to wardrobes x 9'4" max**

Located to the rear of the property is this well presented double bedroom with ample space for freestanding bedroom furniture and has a pleasant outlook over the properties rear garden and far reaching views beyond. A door leads to the first floor landing.

**BEDROOM TWO 12'9" max x 10'0" max**

Positioned at the front of the property, this charming double bedroom has ample space for bedroom furniture and a door leads to the first floor landing.

**BEDROOM THREE 8'2" max x 6'11" max**

This bright single bedroom is positioned to the front of the property and has a bulk head storage shelf (the storage cupboard has been removed and replastered) and room for freestanding furniture. A window gives an outlook over the street scene below and a door leads to the first floor landing.

## **BATHROOM 7'10" max x 5'9" max**



Recently fitted, this boutique style bathroom comprises of a white three piece suite including a bath with waterfall shower over and glass screen, vanity hand basin with fitted cabinetry and a concealed W.C. The room is fully tiled in attractive wall tiles, has a chrome towel radiator, LED mirror and complimentary tile flooring underfoot. There is an obscure glazed window and a door leads to the landing.

## REAR GARDEN



This enclosed and impressive size garden can be accessed from the conservatory and offers a recently laid patio ideal for outdoor entertaining and a large lawn with flower bed borders having ample space for garden furniture and a shed.



#### EXTERNAL FRONT AND DRIVEWAY



To the front of the property is a gravelled driveway providing off road parking for two vehicles which benefits from an EV charger.

## **\*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 brick and block

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

The property has a right of access over neighbouring 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**

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. \*

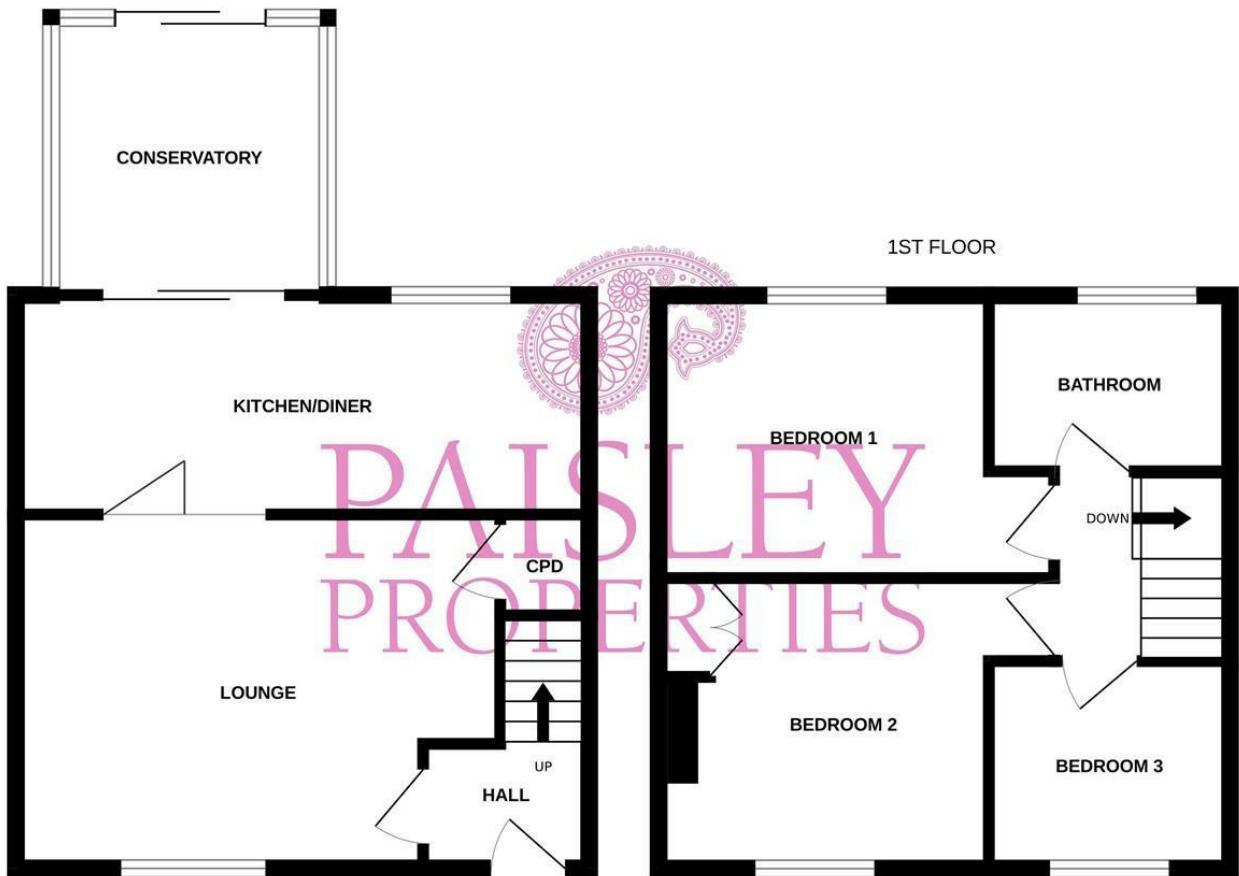
## **PAISLEY**

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**

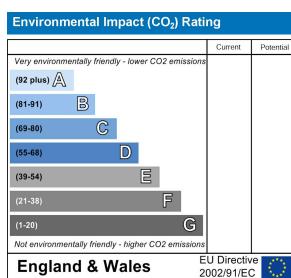
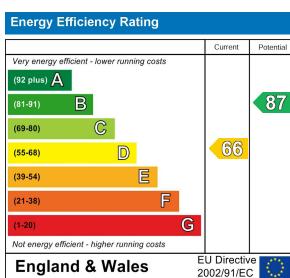
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

GROUND 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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PROPERTIES