Hilcote Horn Lane, New Mill HD9 7HG

OFFERS OVER £330,000

ATTRACTIVE TWO BEDROOM DETACHED BUNGALOW WITH LARGE BASEMENT, ATTACHED GARAGE AND GENEROUS GARDENS IN ELEVATED HILLSIDE POSITION WITH STUNNING VIEWS CLOSE TO POPULAR VILLAGE AND NEARBY HOLMFIRTH. VACANT POSSESSION.

FREEHOLD / COUNCIL TAX BAND: D / EPC: D

PAISLEY PROPERTIES

REAR ENTRANCE PORCH 6'1 x 6' apx

Accessed via external steps to the rear you enter the property through a Upvc double glazed door into this useful porch having feature exposed stonework, tiled flooring underfoot and attractive glazed double door leading into the hallway.

HALLWAY

Positioned to the centre of the property this is a welcoming and spacious hallway being neutrally decorated with useful cloaks storage cupboard and doors leading to all rooms.

LIVING ROOM 15'9 x 12'10 apx

A bright and spacious living room positioned to the rear of the property having ample space for freestanding furniture, feature random stone fireplace with stone hearth and large double glazed picture window to the rear elevation affording far reaching views towards the valley.

KITCHEN 10'3 x 8'10 apx

Positioned to the front of the property with Upvc double glazed entrance door and being fitted with a comprehensive range of wood effect wall and base cupboard units with contrasting granite effect work surfaces and block tiled splashbacks, inset single drainer stainless steel sink unit space for slot in gas cooker with extractor hood over, space for dishwasher with plumbing, useful pantry store with plumbing for washing machine and Upvc double glazed window to the front elevation.

BEDROOM ONE 15'3 x 8'10 apx

A second well proportioned double bedroom positioned to the rear, again being neutrally decorated with double glazed window to the rear affording pleasant views.

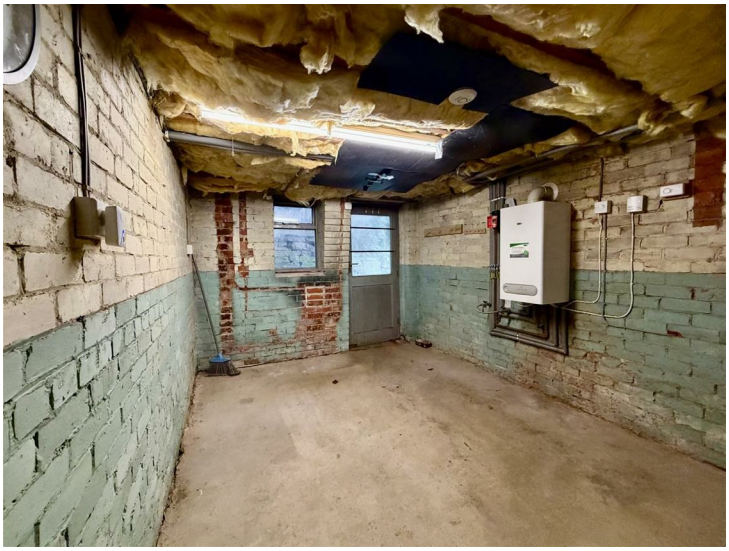
BEDROOM TWO 11'11 x 8'10 apx

Positioned to the front this is a generous double bedroom with space for freestanding furniture, being neutrally decorated with ceiling hatch giving access to loft space and double glazed window to the front.

FAMILY BATHROOM 7'4 x 5'5 apx

Being positioned to the front of the property and furnished with a three piece white suite with full Travertine effect tiled surround including a low level w.c, pedestal hand wash basin, panelled bath unit with shower over and fitted shower screen, vertical towel rail radiator, extractor fan and frosted window.

BASEMENT UTILTY 13′ x 9′3 apx



Externally accessed to the side of the property via a timber door this is a useful space affording excellent further potential, currently a spacious utility room housing a stainless steel sink with cupboard beneath, wall mounted combi boiler, single glazed side window and sliding door giving access to further basement.

CELLAR STORE 20′9 x 5′7 maximum (red′ headroom)

Having slightly reduced headroom but again offering a host of potential uses (subject to relevant consents) with opening beneath garage and crawl space under remaining property.

GARAGE 18'3 x 8'6 apx

Being attached to the property and accessed via an up and over door to the front having power, lighting, useful car pit and side window.

FRONT EXTERNAL AND DRIVEWAY

Occupying a generous plot the property is approached by a large tarmacadam driveway providing off street parking leading to garage with further sizable parking area to the side and crazy paved patio continuing to the front with well stocked raised borders. Access to the side leads through to the rear garden.

REAR GARDEN

To the rear can be found a generous garden area including lawn and paved patios, as well as hedged and fenced boundaries with established trees affording a good degree of privacy and views across the valley. There are steps leading to the rear entrance, access to a useful coal store and door to basement.

VIEWS

Occupying an elevated, hillside position the property enjoys far reaching views across the valley.

***MATERIAL INFORMATION**
TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band D

PROPERTY CONSTRUCTION:
Standard stone and block

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

PARKING:
Driveway & Garage

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any significant structural alterations to the property to date.

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 - speeds tbc

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENCY 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

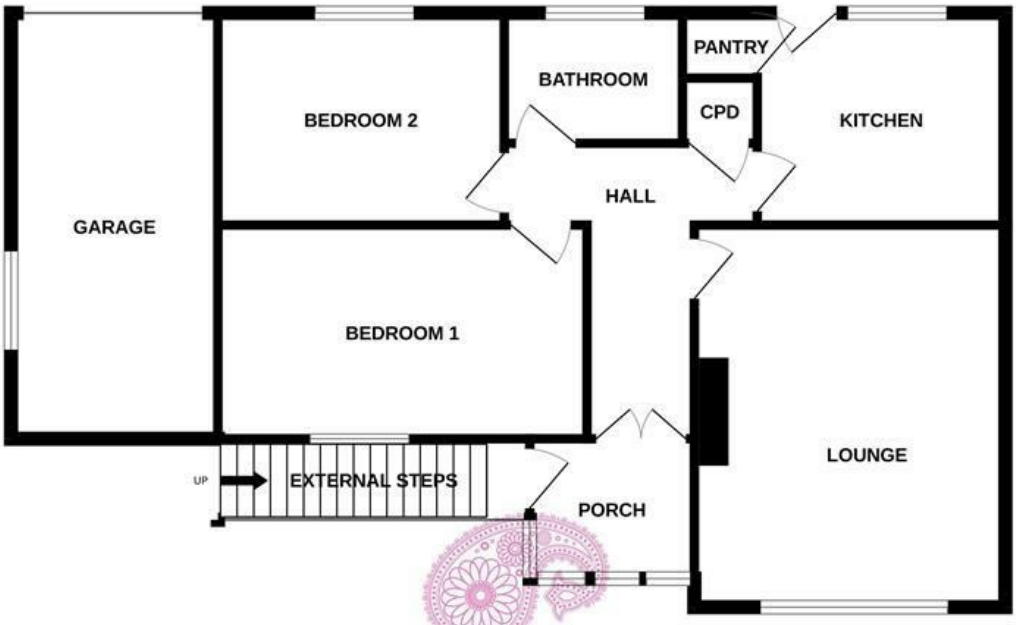
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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.

GROUND FLOOR



LOWER GROUND FLOOR

PAISLEY PROPERTIES

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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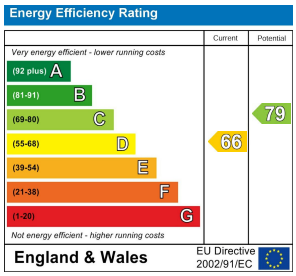

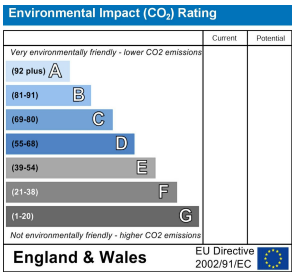

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