22 Oldfield,
Honley HD9 6RL

OFFERS IN THE REGION OF
£210,000















A CHARACTERFUL YET MODERNISED TWO BEDROOM STONE THROUGH TERRACED COTTAGE WITH GARDEN AND PARKING IN DELIGHTFUL SEMI-RURAL HAMLET SETTING CLOSE TO HONLEY VILLAGE.

FREEHOLD / COUNCIL TAX BAND: A / EPC: F

PAISLEY
PROPERTIES

ENTRANCE PORCH 5'0 x 3'4 apx




You enter the property through an attractive wood effect Upvc double glazed door with frosted glazing into this useful entrance having tiled flooring, space for hanging coats, double glazed side window and double glazed door leading to living room.

LIVING/DINING/KITCHEN 13'1 x 16'6 maximum




Positioned to the front of the property this is a spacious open plan room with generous space for freestanding living and dining furniture and kitchen area, the living area featuring an attractive stone inglenook fireplace housing multi fuel stove, exposed beams to ceiling, Upvc double glazed sash style window to front elevation, open plan kitchen area fitted with a range of modern wall, base and drawer units and contrasting wood effect work surfaces, inset single drainer sink unit, integrated electric oven, fridge, wood effect door with frosted glazing leading to the rear, door leading to basement and open stone steps leading to first floor.













BASEMENT SNUG 6'7 x 14'6 maximum





An excellent addition to the accommodation, located to the lower ground floor being previously converted having vaulted ceiling, quarry tiled flooring, currently used as a TV room/Snug but offering a host of potential uses including home office if required.

FIRST FLOOR LANDING





Stone stairs ascend to the first floor with half landing and double glazed sash style window to the rear, attractive spindled balustrade, loft access hatch to ceiling and doors to bedrooms and bathroom.


A NEW EARTH
GAU RAHUL
Collins
Big Book of Christmas
John Grisham
Locked In
ghosts

BEDROOM ONE 10'0 x 11'9 maximum



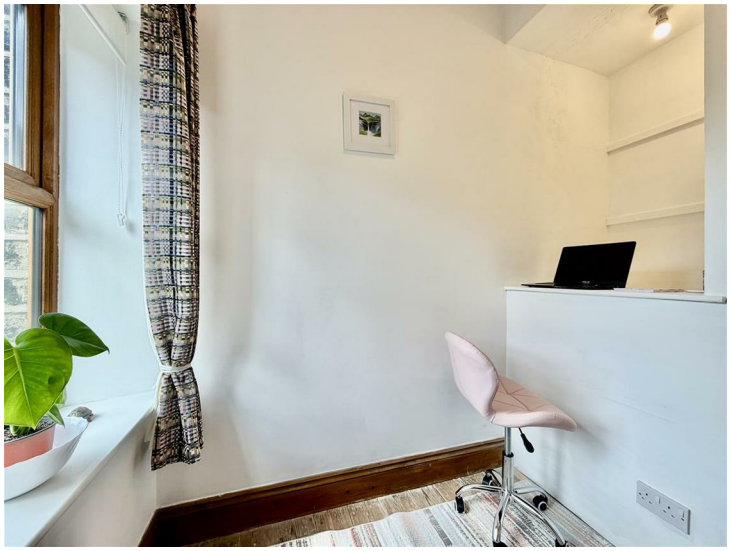
Positioned to the front this is a good sized double bedroom having a feature vaulted ceiling with exposed timber trusses, decorative stone fireplace, exposed wood flooring and double glazed sash style window to the front elevation.





BEDROOM TWO/STUDY 9'0 x 6'2





A well proportioned single bedroom or study positioned to the front of the property having exposed wood flooring, fitted bulkhead shelving and double glazed sash style window to the front.





BATHROOM 10'0 x 4'7 maximum





Positioned to the rear and being furnished with a modern three piece white suite with contrasting part tiled surround and tiled flooring comprising a low level w.c, fitted wash hand basin with vanity unit beneath, panelled bath unit with shower over and fitted screen, vertical chrome towel rail radiator and vaulted ceiling.



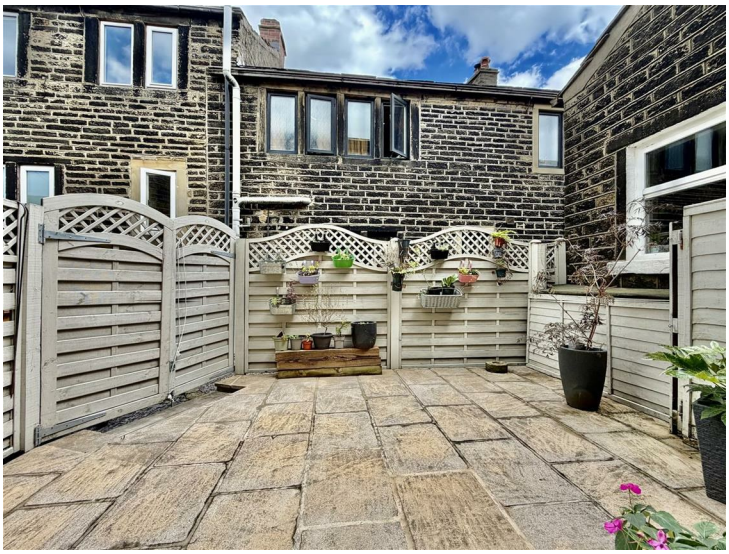
FRONT EXTERNAL





The property is located down a shared lane with pedestrian access to the front leading to a paved fore-garden with space for potted plants.

EXTERNAL GARDEN AND PARKING





To the rear is a pleasant enclosed courtyard garden with attractive paving, fenced boundary and gate leading to a private tandem parking space accessed via a shared lane.








***MATERIAL INFORMATION**
TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band A

PROPERTY CONSTRUCTION:
Standard stone and block

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

PARKING:
Rear parking space

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 - Bottled Gas (no mains gas supply)
Broadband - speeds tbc

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

PASILEY
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.

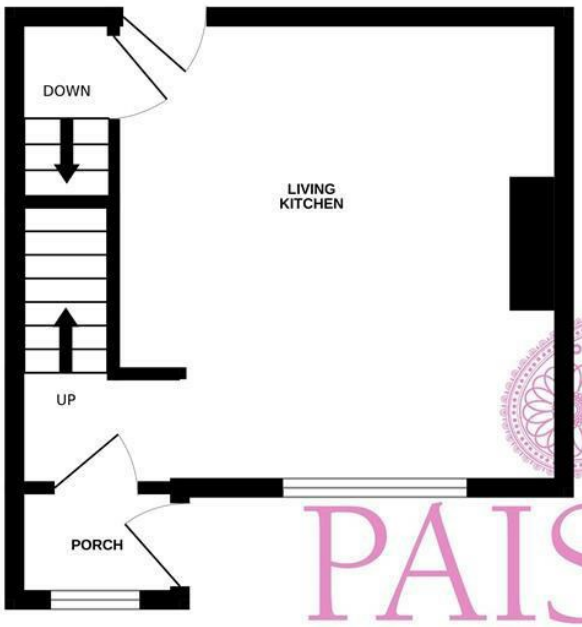
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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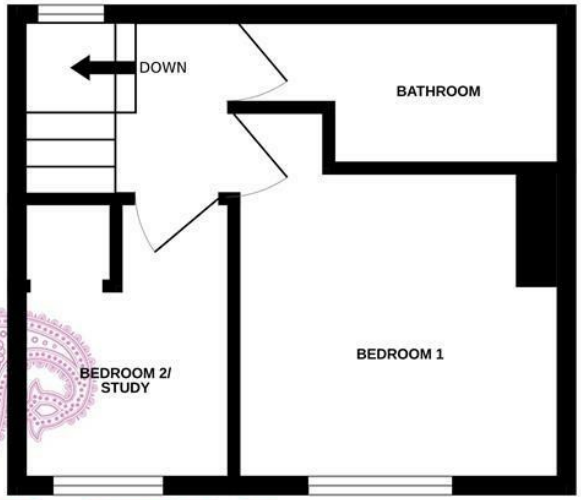
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

AGENTS NOTE
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.

GROUND FLOOR



1ST FLOOR

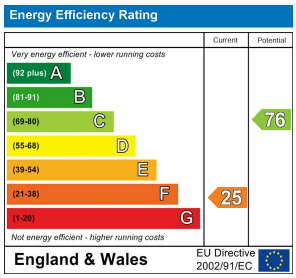


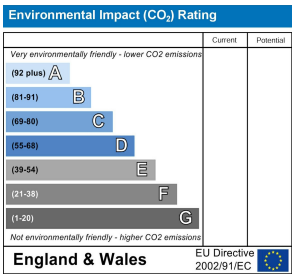
BASEMENT



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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