

76 Town End Road,
Wooldale HD9 1XT

OFFERS AROUND
£225,000



THIS IS A MOST ATTRACTIVE AND SURPRISINGLY SPACIOUS STONE TWO BEDROOM PLUS ATTIC ROOM END TERRACED COTTAGE WITH PATIO GARDENS, POSITIONED IN A POPULAR VILLAGE ONLY A SHORT DISTANCE FROM REGARDED AND VIBRANT HOLMFIRTH. NO VENDOR CHAIN.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: C

PAISLEY
PROPERTIES

OPEN LIVING ROOM 13' x 23' (whole room incl kitchen)



You enter the property through a Upvc double glazed door with frosted lights and into this bright, spacious and instantly appealing living room with generous space for free standing furniture, alcove fireplace with wall space for TV above, Upvc double glazed front window with roof top views across, stairs to first floor and being open plan to kitchen area.



OPEN KITCHEN AREA 13' x 23' (whole room incl lounge)



Positioned to the rear and being open from the living area, fitted to a high standard with a comprehensive range of contemporary white high gloss wall, base and drawer units with matching worktops and splashbacks, integrated twin ovens, ceramic hob with extractor over, fridge, freezer, dishwasher and washing machine, recessed spotlighting to the ceiling, fitted wood effect flooring, double glazed window and stable door leading to rear garden and stairs leading down to cellar.





UTILITY CELLAR



Stairs descend from the kitchen to this useful additional space which includes shelving, fitted radiator and currently houses the dryer, affording a useful utility and storage space. We are advised a sump pump has been installed to this level.

FIRST FLOOR LANDING



Stairs ascend from the living room to this light and airy landing space with spindled balustrade, fitted radiator, doors to both bedrooms and bathroom and turned staircase leading up to second floor.

BEDROOM ONE 13' x 10'10 maximum



Positioned to the front of the property and affording a generous amount of space for freestanding furniture, being neutrally decorated with fitted radiator and two double glazed windows to the front elevation with views over the rooftops and beyond.



BEDROOM TWO 8'2 x 7'2 apx



A good sized second bedroom positioned to the side of the property with fitted radiator and Upvc double glazed side window.



FAMILY BATHROOM 5'3 x 6'10 apx



Positioned to the rear and being of a good size furnished with a contemporary three piece white suite with part tiled surround and tiled flooring comprising a low level w.c, pedestal hand wash basin, P-shaped panelled bath unit with shower over and fitted screen, vertical towel rail radiator, recessed spotlights and frosted window to the rear.



STAIRS TO SECOND FLOOR

A turned staircase with spindled banister leads to second floor.

ATTIC ROOM 12'4 x 12'5 maximum



A turned staircase ascends to the second floor attic room which although having slightly restricted headroom does offer a versatile additional space including potential play room or office. Having a fitted radiator and Velux style roof light to the front again affording far reaching views.



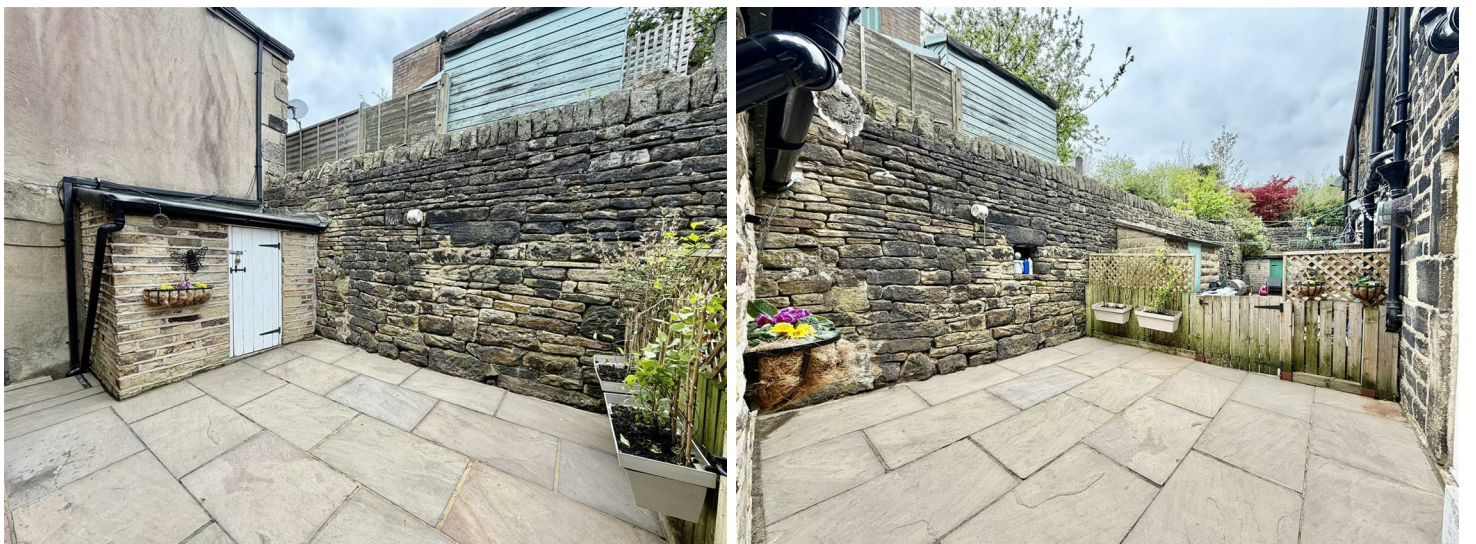
EXTERNAL FRONT



To the front shallow steps lead up to a small enclosed fore-garden with artificial turf for ease of maintenance and front fenced boundary.



EXTERNAL REAR GARDEN



Accessed both via a path to the side and via the rear kitchen this is a most pleasant enclosed courtyard garden, again being designed for ease of maintenance having attractive paved patio garden with space for seating and outside dining space with further useful stone built outside store.



VIEWS



***MATERIAL INFORMATION**

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band B

PROPERTY CONSTRUCTION:

Standard stone and block

RIGHTS OF WAY:

We are advised that there is a shared pedestrian right of way, although the property is end of terrace.

ADDITIONAL COSTS:

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

PARKING:

On Street

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have been previous structural alterations to the property and the relevant building regulation paperwork may be available on request.

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.

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.

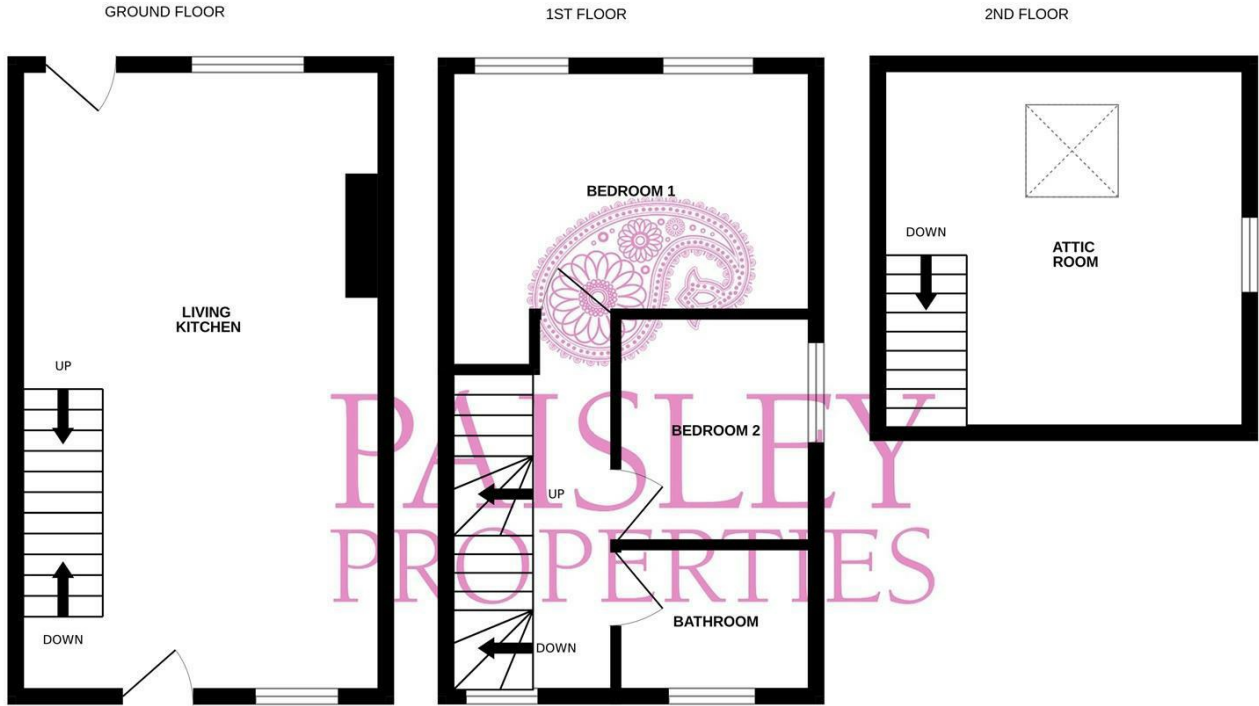
PAISLEY

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.

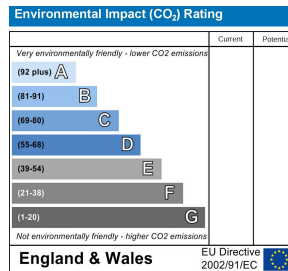
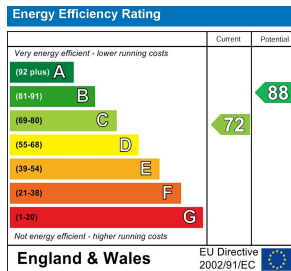
MORTGAGES

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. *



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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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

