211 Cumberworth Lane, Lower Cumberworth HD8 8PR

OFFERS AROUND
£175,000















THIS TWO BEDROOM SEMI-DETACHED COTTAGE IS BURSTING WITH FURTHER POTENTIAL AND OFFERS SPACIOUS ACCOMMODATION WITH FAR REACHING VIEWS TO THE FRONT AND REAR. EXTERNALLY THERE IS OFF ROAD PARKING AND A FURTHER GARDEN/PARKING SPACE ACCESSED DOWN THE NEIGHBOURING PROPERTY'S DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING E

PAISLEY
PROPERTIES

PORCH 3′0″ apx x 4′10″ apx
You enter the property through a part glazed white uPVC door into the porch which provides space to remove outdoor clothing on arrival. The space is decorated in neutral grey tones with patterned vinyl flooring. A part glazed door leads through to the kitchen.

KITCHEN 12′10″ apx x 5′4″ apx




Simply flooded with natural light from its two large leaded windows which offer picturesque countryside views, this modern kitchen is fitted with a range of cream shaker style units, contrasting wood effect worktops and upstands along with a stainless steel single bowl sink and drainer with mixer tap. Cooking facilities comprise an electric hob with a black canopy extractor fan over and a single electric fan oven. Integrated appliances include a tall fridge freezer and there is space and plumbing for a washing machine. A chrome ladder type radiator and wood effect vinyl flooring complete the room. A part glazed internal door leads to the porch and a set of double doors open to reveal the lounge.

LOUNGE 13′5″ apx x 15′1″ apx




This good size lounge has an electric fire in a stone effect fireplace as a focal point and plenty of room to accommodate lounge furniture. The room is neutrally decorated with wall lights and a central pendant fitting. A white painted open staircase with carpeted treads ascends to the first floor. A window allows natural light to enter and a double set of doors open to the kitchen.

FIRST FLOOR LANDING 5′10″ apx x 5′3″ apx
A timber staircase ascends from the lounge to the first floor landing which has a hatch allowing access to the loft and a side facing window allowing light to cascade in. Doors lead to the two bedrooms and house bathroom.

BEDROOM ONE 13′8″ max into alcove x 9′5″ apx




Positioned towards the rear of the property with a window looking over the fields, this good sized bedroom has ample space for items of freestanding bedroom furniture and a large built-in cupboard over the stairs for extra storage. A door leads to the landing.

BEDROOM TWO 12′0″ apx x 6′5″ apx to wardrobes




This charming second bedroom is light and airy courtesy of a window which offers far reaching views. Built-in wardrobes to one wall offer storage. A door leads to the landing.

HOUSE BATHROOM 6'1" apx x 5'11" apx





Flooded with natural light courtesy of a large obscure window, the modern bathroom is fitted with a three-piece white suite comprising a bath with mixer tap shower attachment and a protective glass screen, a pedestal hand wash basin with chrome taps and a matching low-level cistern WC. White tiles with a claret decorative border adorn the walls and pale grey wood effect vinyl flooring runs under foot. A door leads to the landing.

VIEWS





EXTERIOR





Externally, the property benefits from an off-road parking space just outside the property's front door and also a further parking space which could also be used as a seating area or a space to hang out washing, this however is not directly attached to the property and is accessed down a tarmac driveway which is shared with the adjoining property.

MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:
The property contributes one quarter towards the upkeep of the access road.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Standard

PARKING:
Off Road Parking

RIGHTS AND RESTRICTIONS:
There is access down the neighbour's driveway to the extra parking space/ garden / space to hang washing

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property.
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 100 Mbps

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

AGENTS NOTES
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

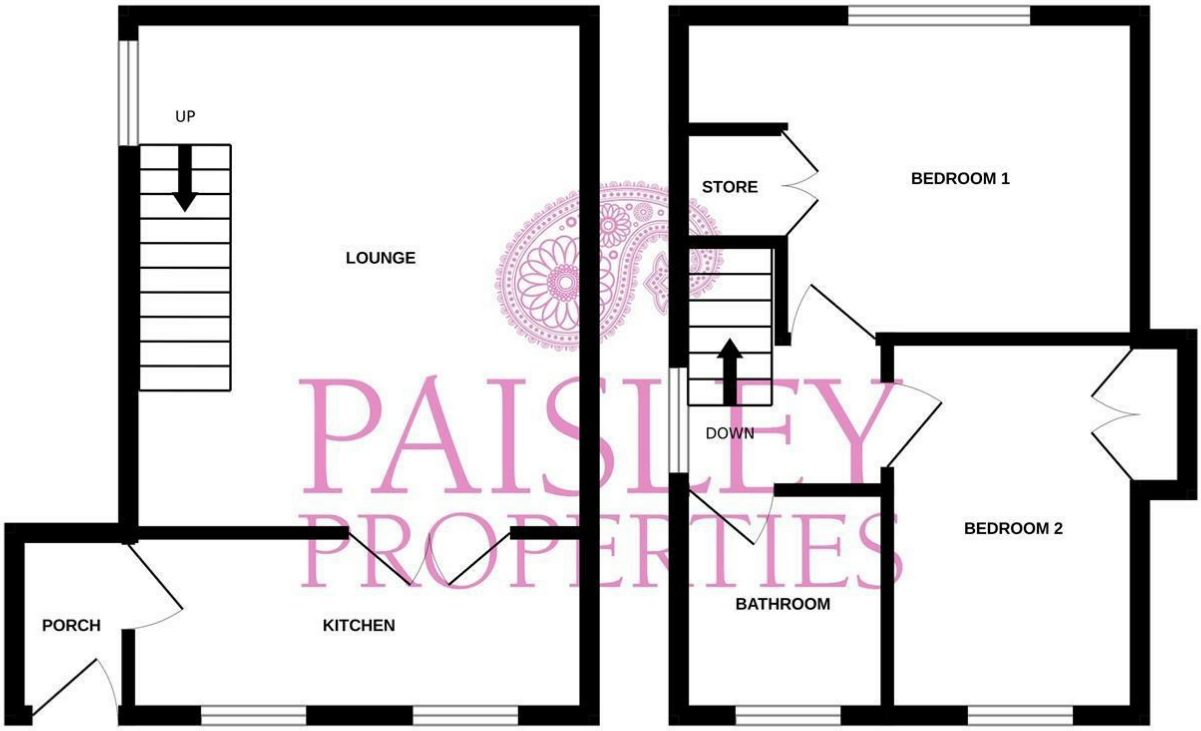
PAISLEY PROPERTIES
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY 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 / mandy@paisleymortgages.co.uk to arrange an appointment.

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

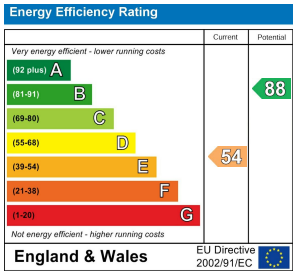
GROUND FLOOR

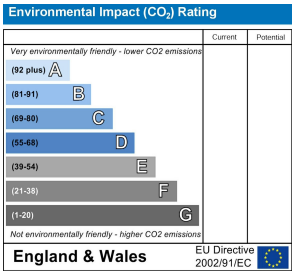
1ST FLOOR



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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