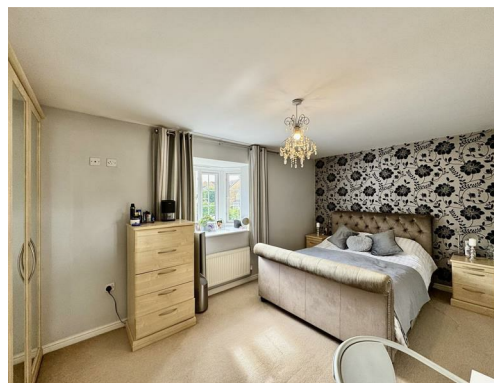


5 Tithefields,
Huddersfield HD8 0FX

£300,000

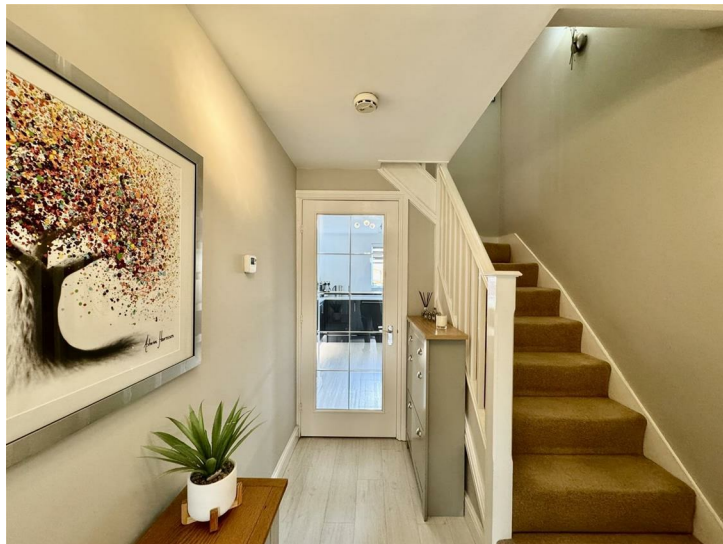


THIS IMPRESSIVE AND BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME IS ARRANGED OVER THREE FLOORS, BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, A NICELY LANDSCAPED REAR GARDEN AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a composite door into the welcoming entrance hallway which has plenty of space to remove and store outdoor clothing. LVT flooring flows underfoot and doors lead to the ground floor WC and the dining kitchen. A staircase with a timber balustrade ascends to the first floor landing.

DINING KITCHEN 14'9" max x 12'9" max



This stunning breakfast kitchen really is the heart of the home and is ideal for those who like to host gatherings and entertain family and friends. The kitchen area is fitted with a range of navy wall and base units with under counter lighting, contrasting Quartz work surfaces with matching upstands and an inset stainless steel sink with mixer tap over. Integrated appliances include two electric ovens, a five ring gas hob with extractor over, a full size fridge and freezer, dishwasher, washing machine and a wine cooler. A peninsula island provides space for informal dining and a bank of pale grey cabinetry sits to one wall offering more storage with integral lighting. A window offers a pleasant view over the garden. An opening leads to the family room and doors open to an understairs cupboard ideal for household items, back through to the entrance hallway and an external door opens to the garden.



FAMILY ROOM/DINING ROOM 14'8" max 10'2" max



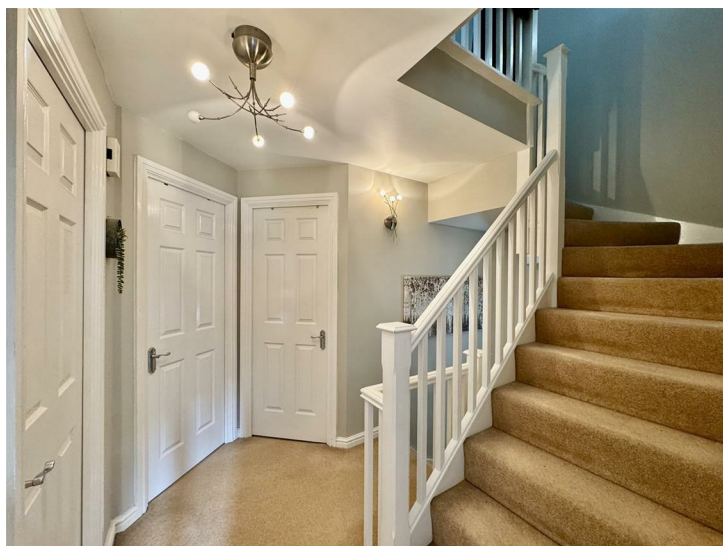
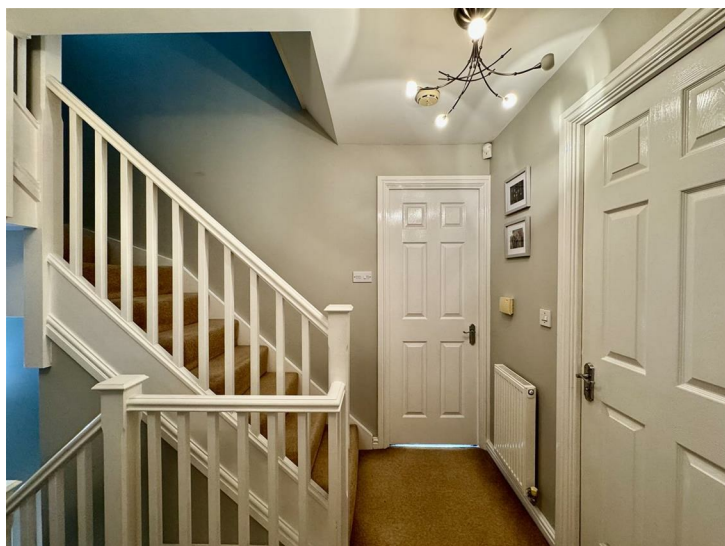
This attractive family room could also be used as a formal dining room and features a media wall with inset shelving and an electric log effect flame fire. There is ample space for freestanding furniture, LVT flows underfoot, spotlights adorn the ceiling and a window overlooks the front driveway.

GROUND FLOOR W.C 6'10" apx x 3'0" apx



Conveniently placed, this modern cloakroom is partially tiled with mosaic tile and comprises of a vanity hand wash basin with mixer tap, L.E.D mirror and a low level W.C. There is LVT underfoot and a door opens to the entrance hallway.

FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to the first floor landing and doors lead to the living room, two bedrooms and the bathroom. A staircase ascends to the second floor landing.

LIVING ROOM 16'10" max x 10'2" max



This well presented lounge has a wall mounted electric feature fire and ample room for furniture. The room is flooded with natural light courtesy of the two front windows which give an elevated view of the street scene below and a door leads through to landing.

BEDROOM THREE 9'10" max x 8'5" max

A double bedroom located to the rear of the property with garden view. There is space for freestanding furniture and a door opens to the landing.

BEDROOM FOUR 9'10" max 8'0" max



Currently used as a home office, The room benefits from fitted storage drawers and a desk, has further space for furniture and laminate flooring flows underfoot. A window offers a view over the garden and a door leads to the landing.

BATHROOM 6'8" apx x 5'4" apx



This boutique style bathroom is fully tiled and benefits from a spa bath, a vanity hand wash basin with mixer tap sat on a vanity unit, low level W.C, a chrome towel radiator, L.E.D mirror, inset shelving with automatic lighting and spot lights to the ceiling. A door leads to the landing.

SECOND FLOOR LANDING



a staircase ascends from the first floor landing to the top floor and doors lead through to two bedrooms and a storage cupboard houses the water cylinder. A hatch with a pull down ladder gives access to the part boarded loft.

BEDROOM ONE 14'8" max to wardrobes x 10'2" max



This superb double bedroom is beautifully presented and positioned at the front of the property with lovely views out of the feature bay style window. The room benefits from a bank of fitted wardrobes and has ample space for further bedroom furniture. A door leads to the landing.

ENSUITE SHOWER ROOM 6'2" max x 5'11" max



Comprising of a modern three piece white suite including a double walk in waterfall shower with glass screen, vanity hand wash basin with mixer tap, low level W.C, L.E.D mirror, inset shelving with automatic lights and a chrome towel radiator. The room is partially tiled with complimentary tiled flooring underfoot, spotlighting and a door leads to bedroom one.

BEDROOM TWO 14'8" max to wardrobes x 9'9" max



Another generous size double bedroom with garden views. The room benefits from a bank of fitted wardrobes, ample space for bedroom items and a door leads to the landing.

REAR GARDEN



This nicely landscaped rear garden is enclosed by fencing and is both family friendly and thoughtfully designed for outdoor living. Featuring a lawn and a patio area perfect for entertaining with ample space for dining furniture. There is space for a timber outbuilding and a timber gate opens to the front of the property.



EXTERNAL FRONT



A driveway provides off road parking and well maintained lawn offers space to sit out and for decorative pots and planters.

***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 C

PROPERTY CONSTRUCTION:

Standard

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

None Known

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

AGENT 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.

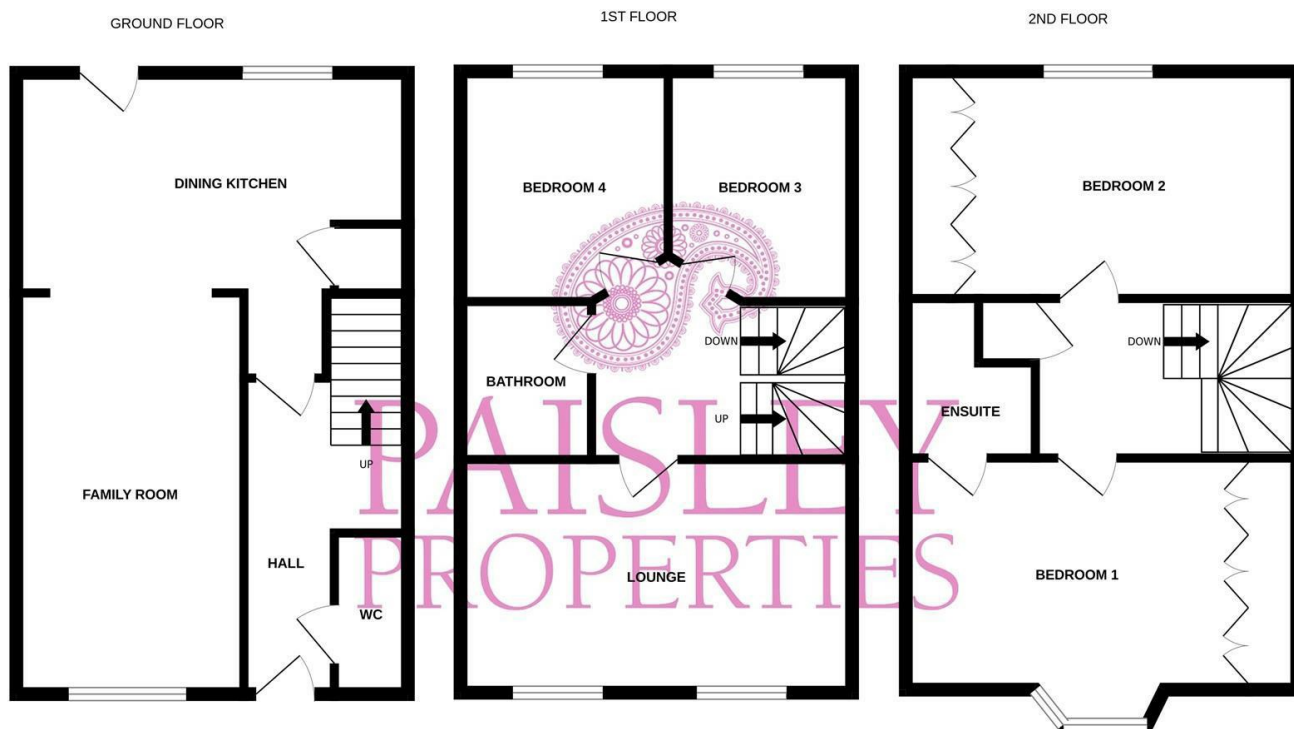
MORTGAGES

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. *

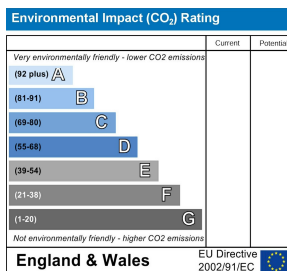
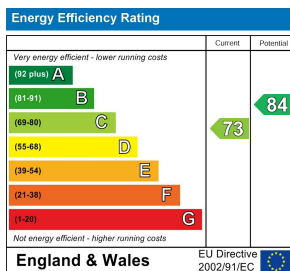
PAISLEY PROPERTIES

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.



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

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