



BEING MUCH LARGER THAN MAY FIRST APPEAR IS THIS STYLISH THREE BEDROOM END TOWNHOUSE WITH GARDEN AND PRIVATE MULTI VEHICLE PARKING ON THE EDGE OF STUNNING COUNTRYSIDE YET CLOSE TO REGARDED VILLAGE AMENITIES AND SCHOOLING.

FREEHOLD/ COUNCIL TAX BAND C/ EPC: B

## ENTRANCE HALLWAY



You enter the property to the front through an attractive composite style door with obscured glazing, open canopy storm porch leading into a welcoming and most spacious hallway with recessed spot lighting, wood effect flooring flows underfoot with doors to dining kitchen, living room and wc and turned staircase with spindled balustrade and side window leading to the first floor.

## CLOAKROOM WC 4'9 x 3'1



A useful addition to the accommodation being furnished with a modern two piece white suite including a low flush w.c, hand wash basin and obscure glazed window to the front elevation.

## LIVING ROOM 15'7 x 12'9 ave



Spanning the width of the rear elevation of the property this extremely spacious living room affords generous space for free standing furniture and family living having recessed spotlighting to the ceiling, glazed double doors to the dining kitchen and double doors leading out to the rear garden.





### DINING KITCHEN 19'10 x 8'8 ave



A most impressive combined kitchen and dining space positioned to the front of the property, the kitchen area being stylishly appointed with a comprehensive range of coloured wall and base cupboard units with contrasting slate effect tiled flooring, granite effect work surfaces, integrated oven with four ring gas hob and extractor hood over, integrated 'fridge/freezer, fitted breakfast bar for informal dining and further spacious dining area, ideal for entertaining and with double doors leading to the living room.





## FIRST FLOOR LANDING



Stairs ascend to the first floor with turned staircase and half landing with window to the side leading to a bright and spacious landing being decorated to neutral yet contemporary theme with useful storage/airing cupboard, obscure glazed window to the side elevation, ceiling hatch with access to part boarded loft space for useful storage and doors to all bedrooms and family bathroom.

**BEDROOM ONE 15'7" x 10'2" into 'robes**

A most impressive and particularly generous double bedroom positioned to the rear of the property with ample space for free standing furniture currently accommodating a Super-King sized bed as well as a bank of fitted wardrobes recessed spot lighting to the ceiling and double glazed window with far reaching views over the rooftops to the moors beyond.



**BEDROOM TWO 14'5 x 8'4 ave**

A very generous second double bedroom positioned to the front of the property and currently also accommodating a Super King sized bed and further office space with double glazed window overlooking the front elevation.



### BEDROOM THREE 10'2 x 6'5



An extremely well proportioned third bedroom again positioned to the front of the property having plenty of space for free standing furniture and ideal as a child's bedroom, guest room or indeed generous home office.



## FAMILY BATHROOM 8'6 x 7'8



Again being of a good size and furnished to a high standard with a contemporary and stylish four piece white suite with contrasting half tiled surround and marble effect tiled flooring including a low flush wc, wall hung wash basin, bath unit with central taps and vanity space, separate corner shower cubicle and fitted vertical chrome towel rail radiator.

## REAR GARDEN

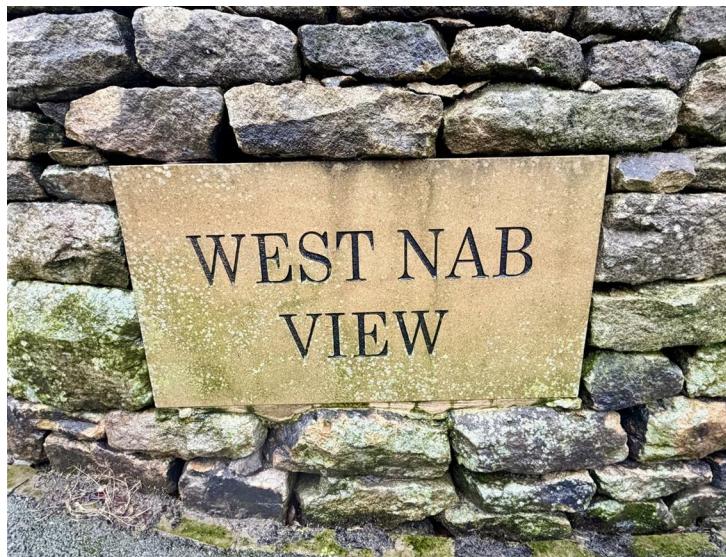


Being accessed via both the rear living room doors and a private gate to the rear, the rear garden is fully enclosed and designed for ease of maintenance affording an ideal family or summer entertaining space including a low maintenance artificial lawn with Indian stone paved patios, stocked borders, fenced boundary providing privacy and rear pedestrian gate affording direct access to the private parking spaces.

## EXTERNAL, FRONT & PARKING



To the front a most attractive Yorkshire stone wall gives privacy from the roadside, whilst a paved frontage gives access to the front door. There is pedestrian access to neighbouring properties and to the rear private allocated parking spaces for at least two or more cars and further ample on street visitor parking to the side.



## **\*MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band C

PROPERTY CONSTRUCTION:

Standard brick and block

RIGHTS OF WAY:

We are advised that there is a pedestrian right of way for neighbours to the front of the property.

PARKING:

Driveway Parking

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations 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 sewerage

Electricity - Mains

Heating Source - Mains Gas

Broadband - 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.

## **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.

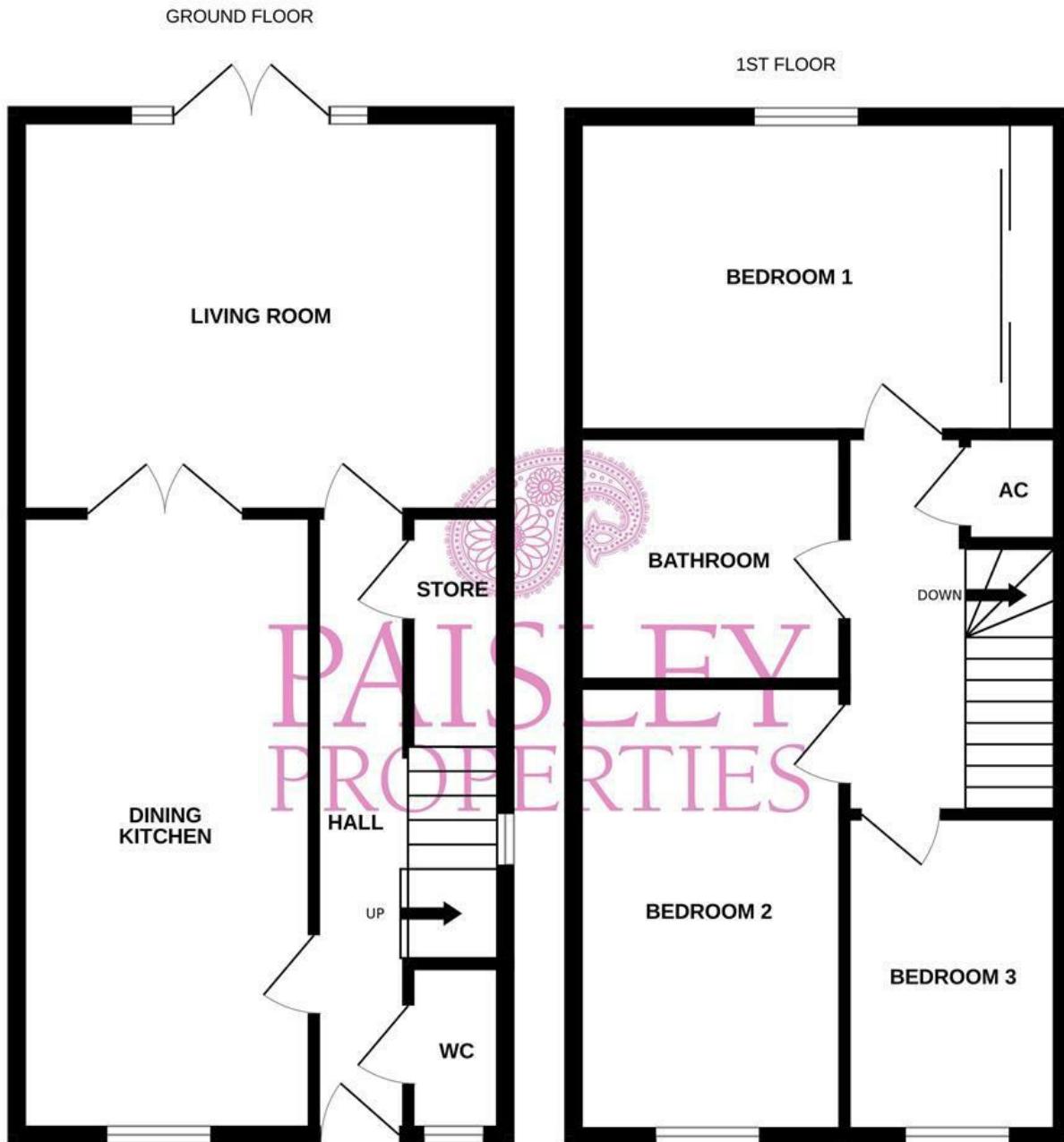
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.

## **SURVEY**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://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

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

