



TUCKED AWAY AND LOCATED IN THE HEART OF ALMONDBURY VILLAGE IS THIS CHARMING TWO BEDROOM MID TERRACE WHICH IS BURSTING WITH POTENTIAL, BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, GARDENS AND A DRIVEWAY.

LEASEHOLD - 999 YEARS - EXPIRES 2876 - CHARGES TBC / COUNCIL TAX BAND B / ENERGY RATING: D

## ENTRANCE HALLWAY

You enter the property through a timber door into the entrance hallway with space to remove outdoor clothing. Stairs ascend to the first floor landing and a doorway opens to the lounge.

## LOUNGE 15'1" apx x 10'5" max



This light and airy lounge has a decorative stone fireplace housing a gas fire offering a lovely focal point to the room. There is space for living room furniture and a large window overlooks the front garden and driveway. A door opens to the dining kitchen and a door leads back through to the entrance hallway.

## DINING KITCHEN 13'3" max x 8'6" max



This spacious dining kitchen comprises of a range of wall and base units, complimentary work surfaces, tile splashbacks and a stainless steel sink and drainer with mixer tap over. There is space for a gas oven, a freestanding fridge freezer and ample space for a dining table and chairs. A door opens to the utility room, the cellar head and a door leads back through to the lounge.



### **CELLAR 8'8" max x 10'7" max**

This good size cellar is ideal for storage.

### **UTILITY ROOM 13'5" max x 4'8" max**

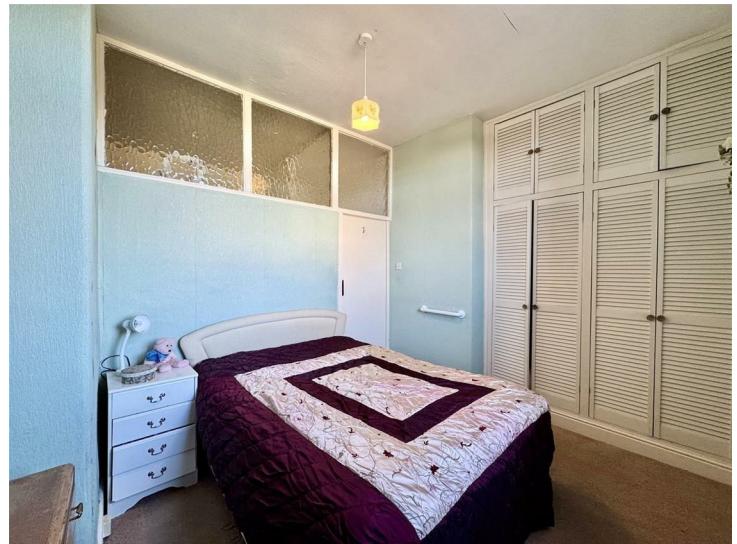


Accessed from the kitchen, this hand utility room has plumbing for a washing machine, space for a dryer and ample room for storing household items. French doors open to a raised seating area to the rear of the property.

## FIRST FLOOR LANDING

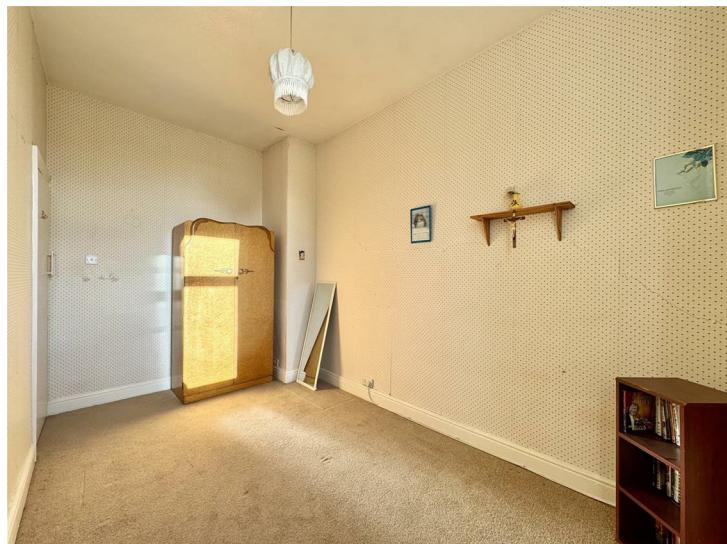
Stairs ascend from the entrance hall to the first floor landing, doors lead through to the two double bedrooms, home office/dressing room and the house bathroom.

### **BEDROOM ONE 9'4" max x 11'3" max to fitted wardrobes**



Positioned to the front of the property, this generous size double bedroom benefits from a bank of fitted louvre style wardrobes and has space for freestanding bedroom furniture. A window provides pleasant far reaching views and a door leads through to the landing.

### **BEDROOM TWO 13'6" apx x 7'7" apx**



This good size double bedroom is located to the rear of the property and has ample space for freestanding bedroom furniture. A door leads to the landing.

### **HOME OFFICE / DRESSING ROOM 7'6" apx x 6'6" apx**

Accessed by a sliding door from the landing and positioned between both bedrooms is this great space which could be used as a dressing room or a home office for those working remotely.

## **BATHROOM 10'1" max x 5'4" max**



The bathroom is fully tiled and fitted with a three piece suite comprising of a bath with shower over, pedestal hand wash basin and low level W.C. There is a fitted floor to ceiling storage cupboard ideal for towels, toiletries and bed linen, a rear obscure window allows natural light to flood the room with light, vinyl flooring flows underfoot and a door leads to the landing.

### **EXTERNAL REAR**

To the rear of the property is a raised seating area.

### **EXTERNAL FRONT, GARDEN AND PARKING**



To the front of the property, across the shared drive is a paved driveway for one vehicle, a lawned garden and a patio ideal for outdoor dining and with room for garden furniture and an outbuilding if desired.

Parking for another vehicle could be achievable if required.

## **\*MATERIAL INFORMATION**

TENURE:  
Leasehold

LEASEHOLD:

Length of lease - 999 Years  
Start date - 01/11/ 1887  
Years remaining - 851

ADDITIONAL COSTS:

Ground rent - TBC

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING

Driveway

RIGHTS AND RESTRICTIONS:

Neighbours have a right of access over the property's land.

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**

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.

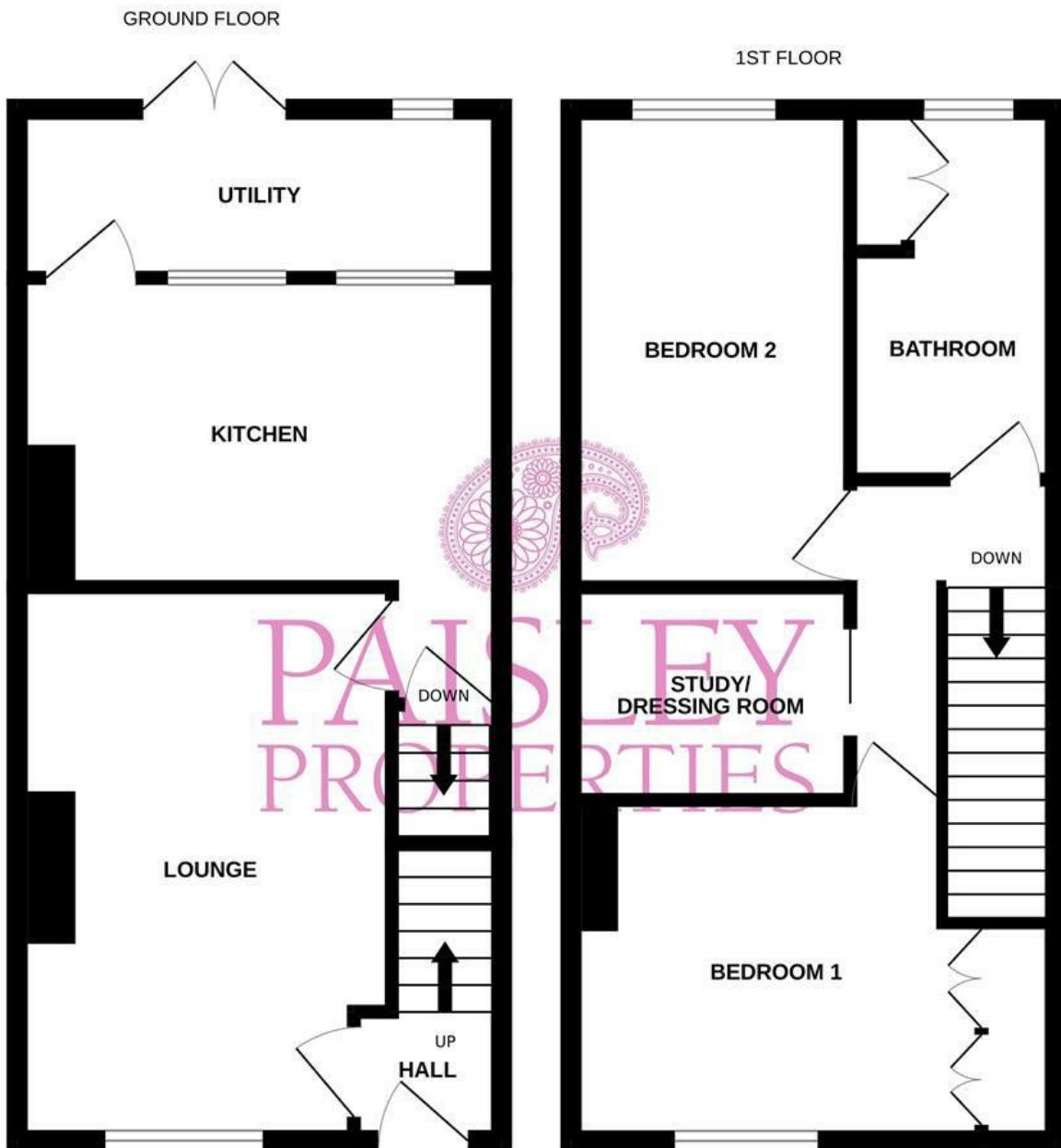
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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 TEXT**

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.

Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	78	68
(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

**PAISLEY**  
PROPERTIES