

18 Tommy Lane,
Linthwaite HD7 5SQ

OFFERS OVER
£200,000



****SIGNIFICANTLY REDUCED** A SPACIOUS TWO BEDROOM DETACHED BUNGALOW WITH GARAGE AND PATIO GARDENS OCCUPYING A PLEASANT SIDE ROAD POSITION WITH ELEVATED VIEWS OF THE COLNE VALLEY. NO VENDOR CHAIN**

LEASEHOLD: 938 YRS REMAIN & £8 PA/ COUNCIL TAX BAND: D / EPC: C

PAISLEY
PROPERTIES

HALLWAY



You enter the property through an attractive Upvc entrance door with outer storm porch leading into this welcoming and spacious hallway which has fitted wood effect flooring underfoot, recessed ceiling spotlighting and doors to all rooms.

LIVING ROOM 10'4 x 17'7 max



Positioned to the end of the hallway this bright and spacious through lounge is of a generous size having feature fireplace with mantel surround, double glazed bay window to the front and double doors leading to the conservatory.



CONSERVATORY 10'2 x 8'5 apx



Positioned off the living room to the rear and affording a bright and spacious additional sitting area having fitted wood effect flooring, Upvc double glazing and door giving access to rear yard.



DINING KITCHEN 15'8 x 6'7



Positioned to the front of the property and fitted with a range of coloured wall, base and drawer units with contrasting work surfaces, tiled splashbacks, inset single drainer sink unit, integrated electric oven and hob, plumbing for washing machine, space for breakfast/dining table with wood effect flooring underfoot and two Upvc double glazed windows to the front with views towards the Colne Valley.



BEDROOM ONE 14'4 x 13'4 maximum



Positioned to the front of the property this is a spacious double bedroom having contemporary fitted wood effect flooring, loft access hatch and double glazed window to the front.



BEDROOM TWO 12'3 x 9'8 maximum



A generous second double bedroom positioned to the rear of the property having a bank of fitted wardrobes, Upvc double glazed bay window and double doors to a useful walk in closet with shelving housing the gas combination boiler.

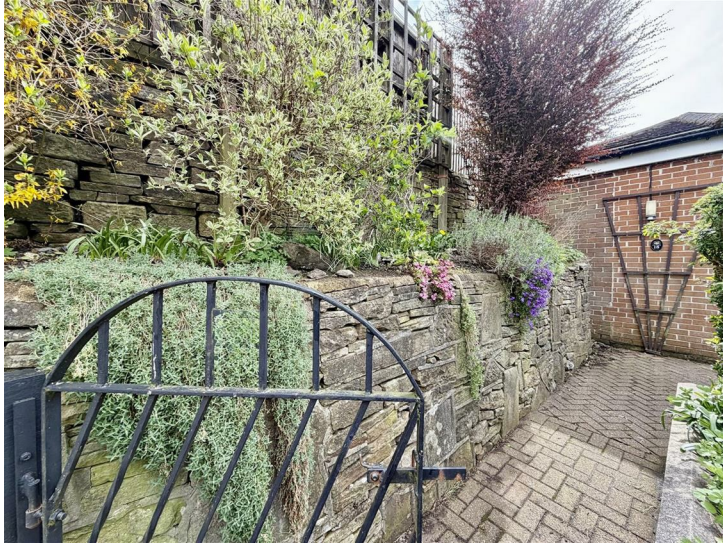
SHOWER ROOM 5'10 x 6'1 apx



Positioned to the front of the property and furnished with a modern three piece white suite with full tiled surround and tiled flooring comprising a low level w.c, pedestal hand wash basin, corner shower cubicle and frosted window to the front.



FRONT EXTERNAL AND GARAGE



The property is approached via a shared lane from Gillroyd Lane leading to a block paved driveway providing off street parking and in turn leading to the undercroft garage (16'1 x 10'0 maximum) which has a remote operated front roller door, full power and lighting, EV charging pod and solar panel controls, side window and access to crawl space/storage below the house. Gated access to the front leads to the private front garden with raised walled borders and hedges providing privacy leading to a further lower patio providing a secluded seating area.



REAR OF PROPERTY

To the rear can be found a small paved courtyard accessed from both the rear lobby and conservatory.

VIEWS

The property enjoys elevated rooftop views towards the Colne Valley.

***MATERIAL INFORMATION**

TENURE: Leasehold - subject to a 999 year lease FROM 1964 with approximately 938 years remaining, £8 pa ground rent payable.

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band D

PROPERTY CONSTRUCTION:
Standard brick and block

SOLAR PANELS:
The property has solar panels to the front roof elevation. Details on tariffs and costings available on request.

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

COMMERCIAL BUILDINGS NEARBY:
The property is positioned to the rear of a petrol filling station and convenience store, although this does not impact the property visually with only the rear wall being visible, the property and gardens having full privacy and all access being from the main Gillroyd Lane some distance away.

PARKING:
Driveway parking and attached garage

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any significant structural alterations to the property to date.

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.

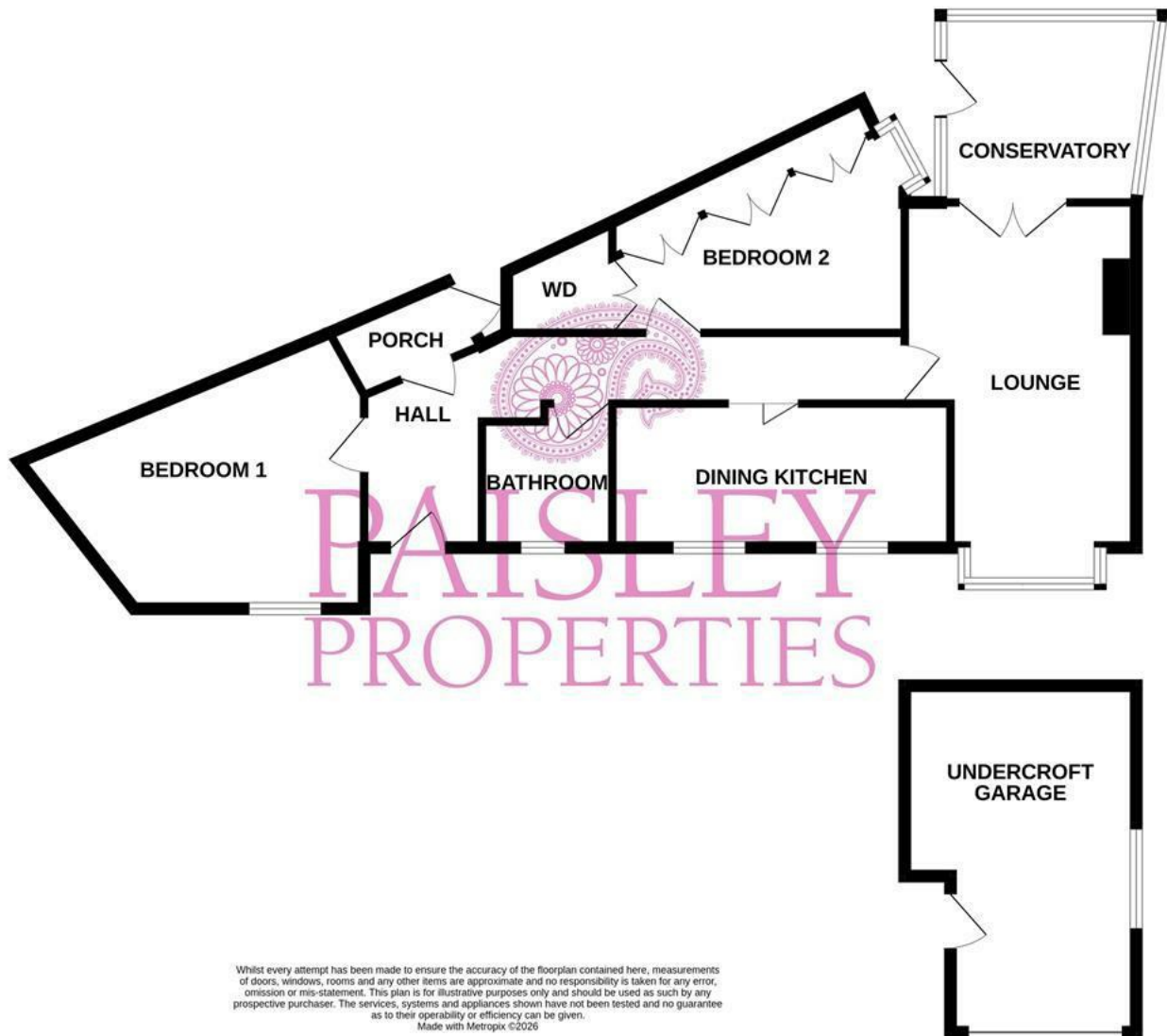
MORTGAGES

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.

SOLAR PANELS

We are advised that there are solar panels at the property. Further details on request.



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		77	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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