



SITUATED IN THE DESIRABLE VILLAGE OF NETHERTON AND SET OVER THREE FLOORS, THIS BEAUTIFULLY PRESENTED, NEWLY REFURBISHED TWO BEDROOM MID TERRACE BOASTS 'MOVE IN READY' ACCOMMODATION AND STYLISH FITTINGS THRIOUGHOUT

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: C

## ENTRANCE LOBBY

You enter the property through an attractive front door leading into an entrance lobby with space for cloaks storage, stairs to the first floor and door leading to the living room.

## LIVING ROOM 12'9 x 14'2 max



A bright and spacious living room with generous space for free-standing furniture, feature fireplace with coal effect living flame gas fire in decorative mantel surround, fitted shelving, double glazed window to the front and stairs leading down to the basement kitchen.



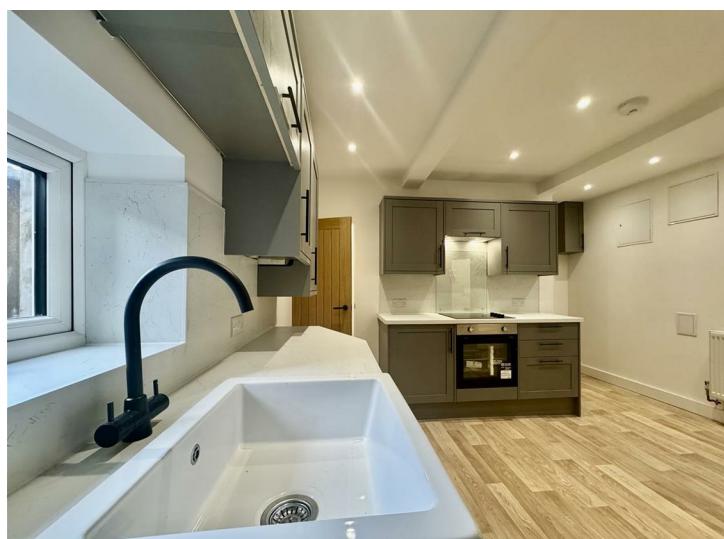
## STAIRS TO LOWER FLOOR

Stairs lead down to the lower basement kitchen.

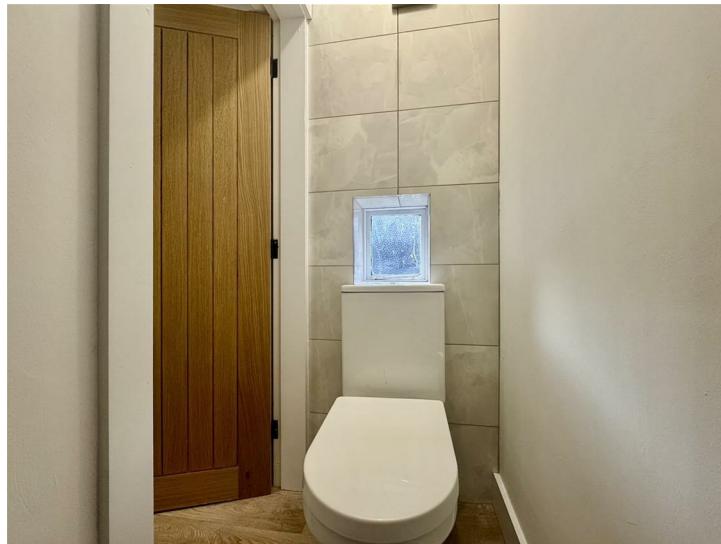
## BASEMENT KITCHEN 13'1 x 12'4 max



Being fully refitted to a high standard with a comprehensive range of stylish shaker style wall and base cupboard units with contrasting worksurfaces and matching splashbacks, integrated appliances including electric oven, four plate ceramic hob with extractor hood over, integrated fridge and freezer, separate utility area with plumbing for a washing machine, double glazed windows to front and rear providing a good amount of daylight and recessed spotlighting to the ceiling. A door gives access to the w.c.

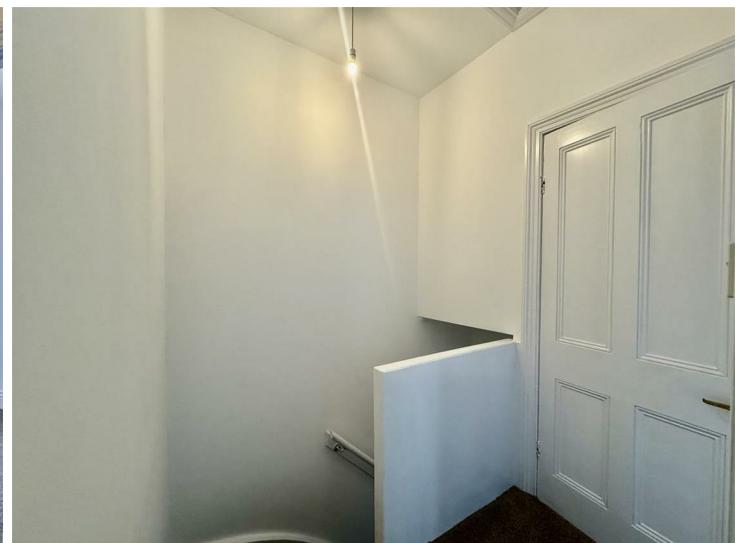


**W.C 2'7 x 4'1 ave**



A useful addition to the accommodation being furnished with a modern white low level w.c with fitted extractor fan and window with obscured glazing.

#### **FIRST FLOOR LANDING**



Stairs ascend to the first floor leading to a generous landing space with loft hatch providing access to a useful attic space and doors to bedrooms and bathroom.

**BEDROOM ONE 11'8 x 11'3 max**

Positioned to the front of the property this spacious double bedroom has been neutrally decorated with ample space for freestanding furniture, feature decorative cast iron fireplace and double glazed window to the front.

**BEDROOM TWO 7' x 8'6 max**

A second generous single bedroom or potential home office again positioned to the front having space for furniture, overstairs bulkhead storage with shelving, and double glazed window to the front.

## FAMILY BATHROOM 5' x 13' max



Being situated to the rear of the property and furnished to a high standard with a contemporary and stylish three piece white suite with part block tiled surround comprising low flush w.c, pedestal hand wash basin, panelled bath unit with rainfall shower over with fitted screen and obscured window to the rear.

## EXTERNAL FRONT



The front of the property is street-lined with on street parking available. The property is located only a short walk from most village centre amenities including doctors, shops and local schooling.

## **\*MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

On Street Parking

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have been structural alterations to the property including the basement level conversion and the relevant building regulation and/or planning permission paperwork will be made available on request.

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 TBC

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. \*

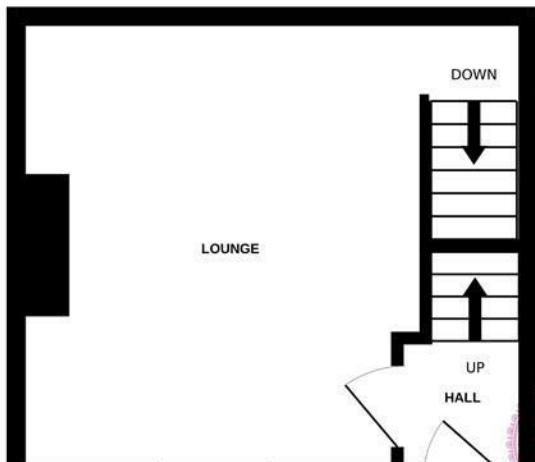
## **PAISLEY**

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.

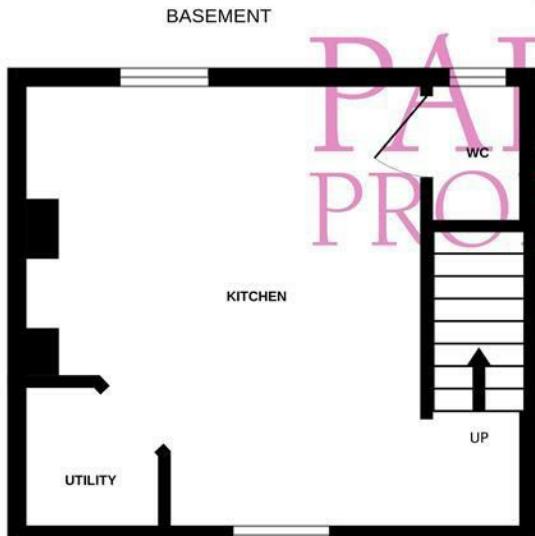
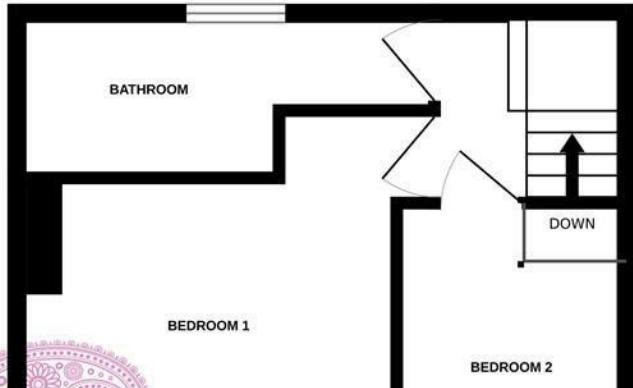
## **SURVEY TEXT**

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.

## 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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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	

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PAISLEY  
PROPERTIES