90 Cow Heys,
Dalton HD5 9RG

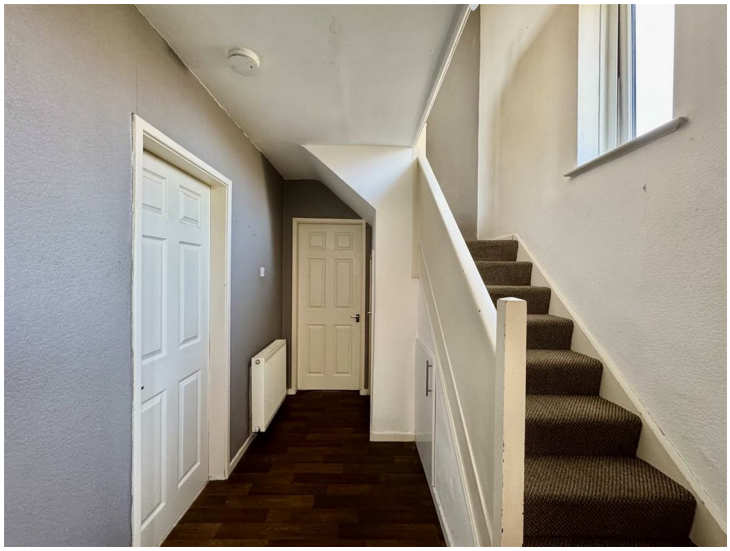
OFFERS AROUND
£145,000

BURSTING WITH POTENTIAL, THIS TWO BEDROOM SEMI DETACHED HOME BOASTS SPACIOUS LIVING ACCOMMODATION, GOOD SIZE GARDENS AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter through a composite door into this spacious and welcoming entrance hallway with two handy understairs storage cupboards and vinyl flooring underfoot. Doors lead through to the living room, dining kitchen and a staircase with a timber balustrade ascends to the first floor landing.

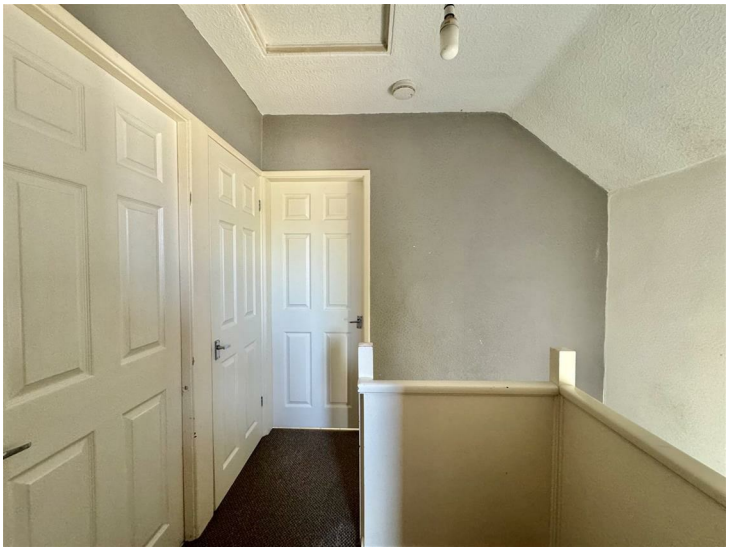
LIVING ROOM 14'11" max x 10'11" max

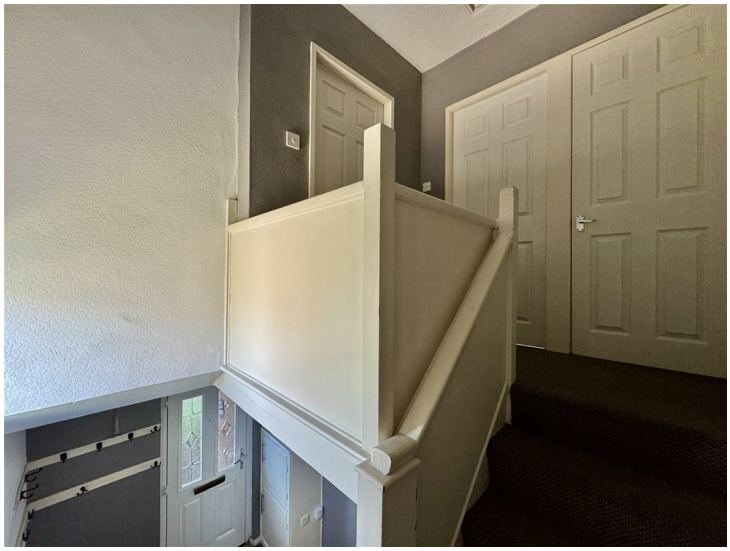
This generous size reception room is flooded with natural light through its dual aspect windows which offer a views over the front and rear garden. There is ample space for living room furniture and has a coal effect gas fire with marble surround. There is laminate flooring throughout and a door leads through back to the entrance hallway.

DINING KITCHEN 13′1″ max x 9′10″ max

The dining kitchen has a large window overlooking the rear garden and has a range of white gloss wall and base units with bevelled metro tile splash backs, contrasting work surfaces and a stainless steel sink and drainer with mixer tap over. There is a built in electric oven, four ring gas hob with extractor fan over, space for a fridge freezer and plumbing for a washing machine and dishwasher if required. To the side of the kitchen is space for a small dining table and chairs. Vinyl flooring flows underfoot, there are spotlights to the ceiling and a door leads back through to the entrance hallway.

FIRST FLOOR LANDING





Quarter landing stairs with a front window ascend to the first floor landing. Doors open two bedrooms, the bathroom, a storage cupboard and a hatch gives access to the loft.

BEDROOM ONE 14′11″ max x 10′11″ max

This spacious and dual aspect double bedroom has ample room to accommodate freestanding furniture. Windows overlook the front garden and the rear garden and allotments beyond. A door leads through to the landing.

BEDROOM TWO 11′11″ max x 8′11″ max

Located to the rear of the property is another great sized double bedroom with ample space for freestanding bedroom furniture and a fitted wardrobe. A window provides pleasant views over the rear garden, allotments beyond and a door leads through to the landing.

BATHROOM 8′5″ max x 5′2″ max

The house bathroom is fitted with a white suite, including a bath with shower over and glass screen, vanity hand wash basin, chrome towel radiator and a low level W.C. The room is fully tiled with complimentary vinyl flooring underfoot, obscure window and a door leads through to the landing.

REAR GARDEN

This generous size hedge and fence enclosed garden has a raised decked area perfect for dining outdoors. A lawn has ample space for garden furniture and a timber outbuilding if desired. A pathway to the side of the property provides access to two outbuildings ideal for storage and a door opens to the front garden.

EXTERNAL FRONT AND DRIVEWAY

To the front of the property, wrought iron gates open to a driveway and to the side is a hedge enclosed lawn.

***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 A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None known

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
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 - ALMONDBURY

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

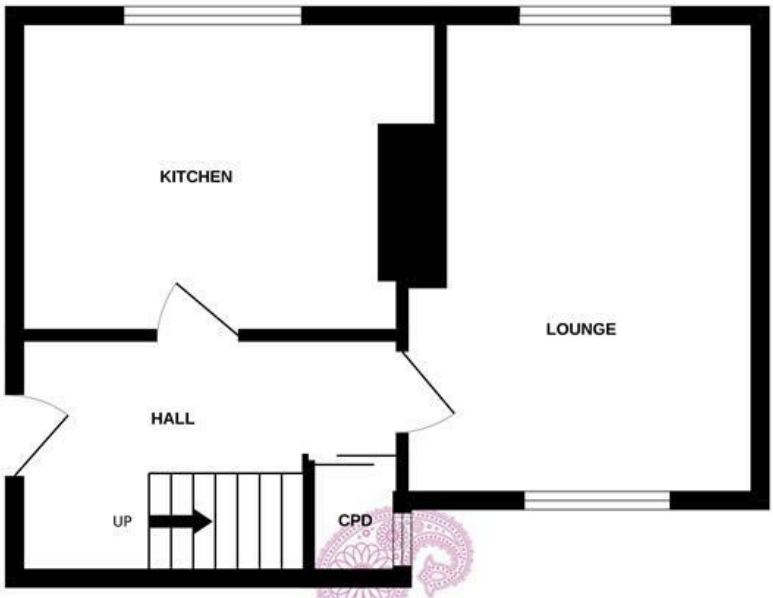
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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.

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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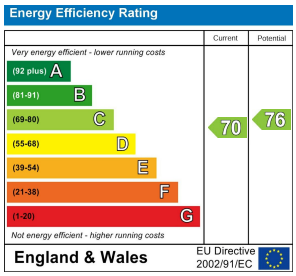

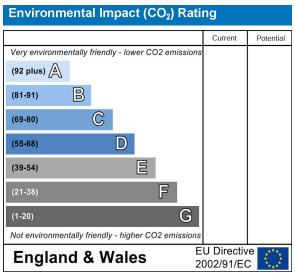

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