



IMMACULATEDLY PRESENTED THROUGHOUT, THIS "MOVE IN READY" TWO BEDROOM SEMI DETACHED PROPERTY BOASTS SPACIOUS LIVING ACCOMMODATION, GOOD SIZED GARDEN, OUTBUILDING AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC / NON STANDARD CONSTRUCTION.

ENTRANCE HALLWAY



You enter the property through a composite door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. A useful under stairs cupboard provides storage, laminate flooring flows underfoot, a staircase ascends to the first floor and recently fitted Oak doors lead through to the living room and dining kitchen.

LIVING ROOM 12'7" max x 11'1" max



This light and airy room is beautifully presented with soft neutral décor and has a decorative coal effect gas fire housed within a timber fireplace and tile hearth. There is a good amount of space to accommodate freestanding furniture, laminate flooring underfoot and a large window gives a view over the driveway and street scene beyond. A door opens to the entrance hallway.

DINING KITCHEN 18'11" max x 9'11" max



Spanning the rear of the property is this attractive dining kitchen which really is the heart of the home, boasting great entertaining space and being fitted with a range of cream base units, contrasting work surfaces with complimentary up-stands and a stainless steel sink with mixer tap over. There is space for a gas oven with extractor fan above and for a freestanding fridge freezer. The room also benefits from an integrated dishwasher and plumbing for a washing machine. A handy storage cupboard is ideal for household items. To the far side of the kitchen is space for a dining table and chairs. Laminate flooring flows underfoot, patio doors open to the rear decking, an external door opens to the side of the property and a door leads back through to the entrance hallway.



FIRST FLOOR LANDING



Stairs ascend to the first floor landing with an obscure side aspect window and doors lead through to two double bedrooms and the bathroom. A hatch gives access to the loft.

BEDROOM ONE 18'11" max x 10'4" max



This superb double bedroom is beautifully presented, positioned at the front of the property and being of an excellent size with ample room for freestanding furniture, two windows overlook the street scene below and a door leads to the first floor landing.



BEDROOM TWO 11'11" max x 8'5" max

Located to the rear of the property and currently utilised as a games room is another double bedroom with space for freestanding bedroom furniture and two fitted wardrobes. A window provides pleasant views over the garden and a door leads to the landing.

BATHROOM 6'7" max x 5'6" max

This stylish bathroom comprises of a bath with waterfall shower over and a bifold glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room is fully splash boarded and has complementary vinyl tile underfoot. There are spotlights to ceiling, a rear obscure window and a door opens to the landing.

REAR GARDEN AND OUTBUILDINGS



Accessed from the side of the property and the dining kitchen is this nicely landscaped garden which features a decked area ideal for dining out and a well maintained lawn garden with flower bed borders. To the rear of the garden, work is on-going to provide hard standing for a timber outbuilding if desired and new fencing.

A useful outbuilding (1.85 m x 2m) and coal bunker provides storage for garden furniture and other items.



EXTERNAL FRONT AND DRIVEWAY



To the front of the property is a driveway with parking for three vehicles, steps ascend to the front door and a pathway leads through to the rear garden.

***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:

Non standard construction

PARKING:

Driveway

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 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 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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PAISLEY
PROPERTIES