176 Almondbury Bank, Huddersfield HD5 8EX

OFFERS AROUND
£139,000















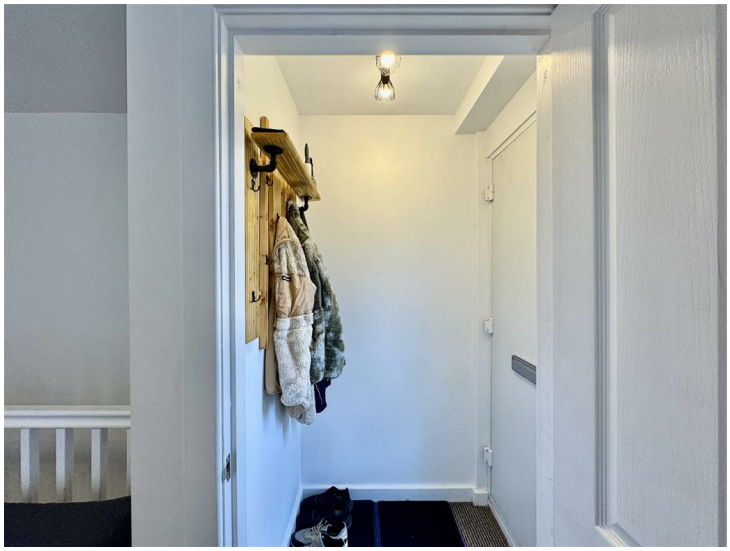
THIS "MOVE IN READY" TWO BEDROOM END TERRACE, BACK TO BACK PROPERTY IS ARRANGED OVER THREE FLOORS AND BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A LOW MAINTENANCE FRONT GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE VESTIBULE 3'10" apx x 3'6" apx





You enter the property through a composite door into a welcoming entrance vestibule. There is space to remove and store outdoor clothing and a door leads through to the living room.

LIVING ROOM 17'4" max x 13'4" max





This generous size reception room has a side window and a large window which overlooks the front patio and street scene beyond. Offering plenty of space for free standing furniture, the room is neutrally decorated and an open staircase ascends to the first floor landing. Another staircase descends to the dinin g kitchen and a door leads back to the entrance vestibule.




DINING KITCHEN 12'10" max x 12'6" max




Located on the lower ground floor is this stylish dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with a range of pale grey wall and base units, complementary roll top work surfaces with bevelled metro tile splashbacks and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan over, plumbing for a washing machine and space for a freestanding fridge freezer. There is room for a dining table and chairs. Laminate flooring flows underfoot and spotlighting to the ceiling completes the look. A door opens to a W.C and stairs ascend to the living room.





W.C 4′4″ apx x 2′4″ apx



Positioned off the kitchen is a handy cloakroom which comprises of a vanity hand wash basin with mixer tap and a low level W.C.

FIRST FLOOR LANDING



Stairs ascend from the living room to the light and airy first floor landing which has shelving ideal for storage, spotlighting and doors lead through to two bedrooms and the shower room.

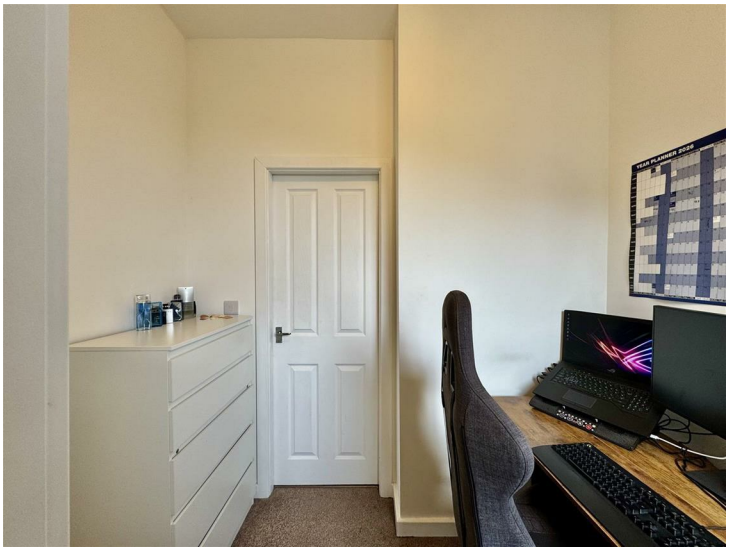
BEDROOM ONE 10'1" max x 9'4" max





A neutrally decorated double bedroom with space for freestanding bedroom furniture. A large window gives a view of the street scene below and a door opens to the first floor landing.

BEDROOM TWO 7'8" max x 6'10" max




Currently used as a home office, this good size single bedroom has space for bedroom furniture and a view over the street scene below. A door opens to the first floor landing.

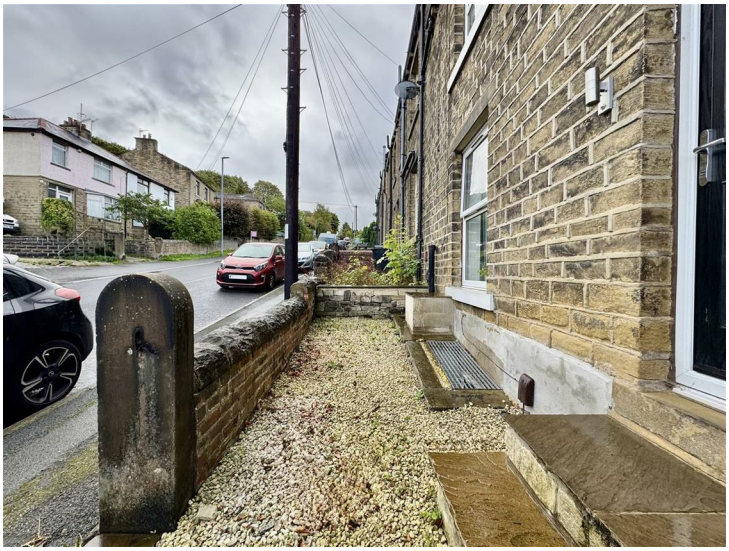
SHOWER ROOM 6'11" apx x 3'1" apx





A well appointed shower room having a waterfall shower with glass screen, vanity hand wash basin with mixer tap, low level W.C and a chrome towel radiator. Tile flooring flows underfoot, spotlights adorn the ceiling and a door opens to the first floor landing.

EXTERNAL





To the front of the property is a low maintenance gravel patio with space to sit out and for decorative pots and planters.

The property has on street parking.

***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:
Stone

PARKING:
On Street Parking

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 / 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
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.

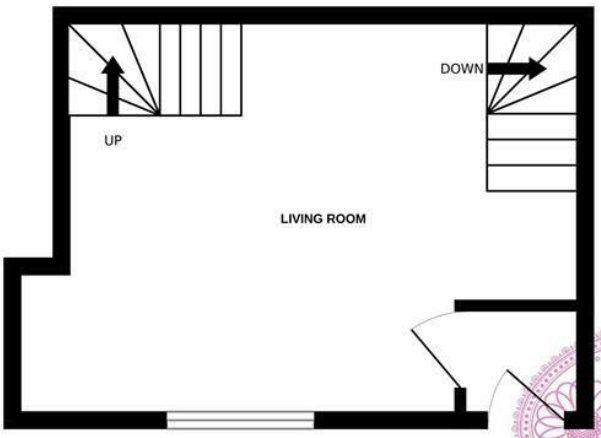
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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.

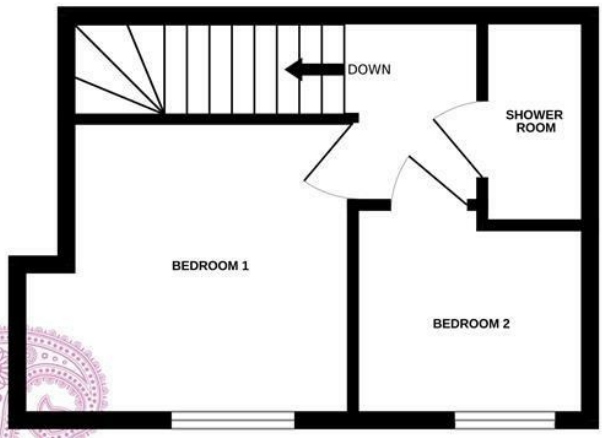
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

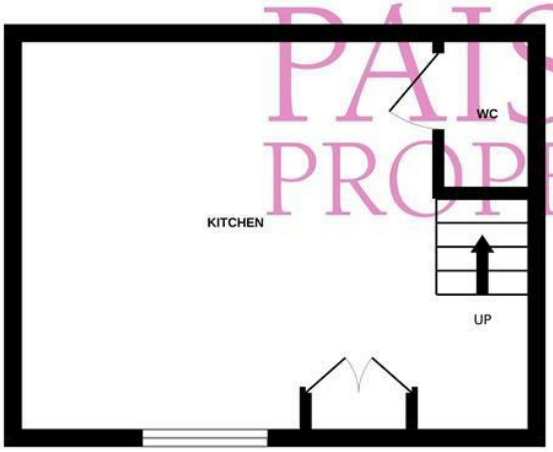
GROUND FLOOR



1ST FLOOR

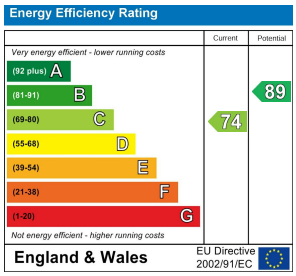


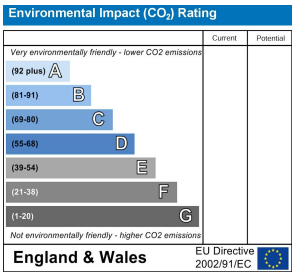
BASEMENT



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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