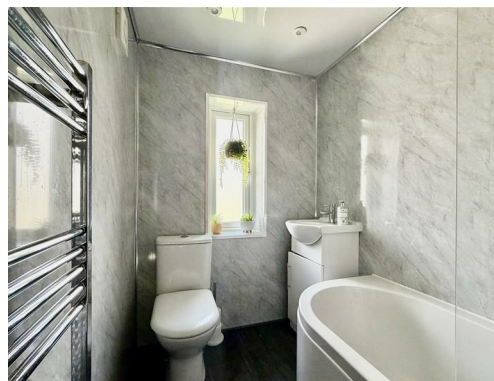


24 Bradshaw Avenue,
Honley HD9 6ET

OFFERS IN THE REGION OF
£199,950

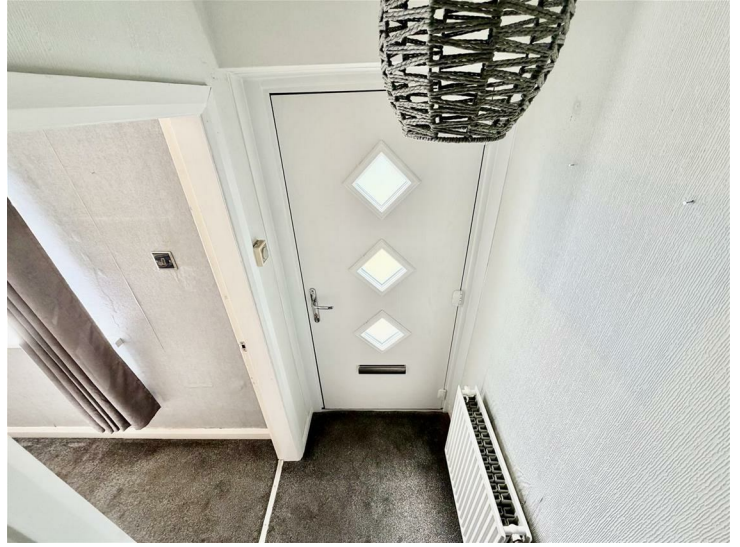


A SUPERBLY PRESENTED TWO DOUBLE BEDROOM STONE END TERRACE WITH
GENEROUS GARDENS AND PARKING CLOSE TO POPULAR VILLAGE AMENITIES. NO
VENDOR CHAIN.

FREEHOLD/ COUNCIL TAX BAND: A / EPC: AWAITING

PAISLEY
PROPERTIES

HALLWAY



You enter the property through an attractive composite style door with frosted glazing, stairs to first floor and door to living room.

LIVING ROOM 13' x 12'1 maximum



A bright and spacious living room positioned to the front of the property having feature coal effect electric fire set within a composite style hearth and contemporary mantel surround, generous space for freestanding furniture, Upvc double glazed window to the front and door to kitchen.



DINING KITCHEN 15'2 x 8'7 apx



Being positioned to the rear and re-fitted in recent years with a comprehensive range of contemporary two tone high gloss units with contrasting polished granite work surfaces and splashbacks, inset one and a half acrylic sink unit, integrated electric oven, hob and extractor over, fridge, freezer and washing machine, fitted breakfast bar, recessed spotlighting, useful pantry store, double glazed windows to the rear and composite style side door.





FIRST FLOOR LANDING



Stairs ascend to the first floor landing having double glazed side window and access to both bedrooms.

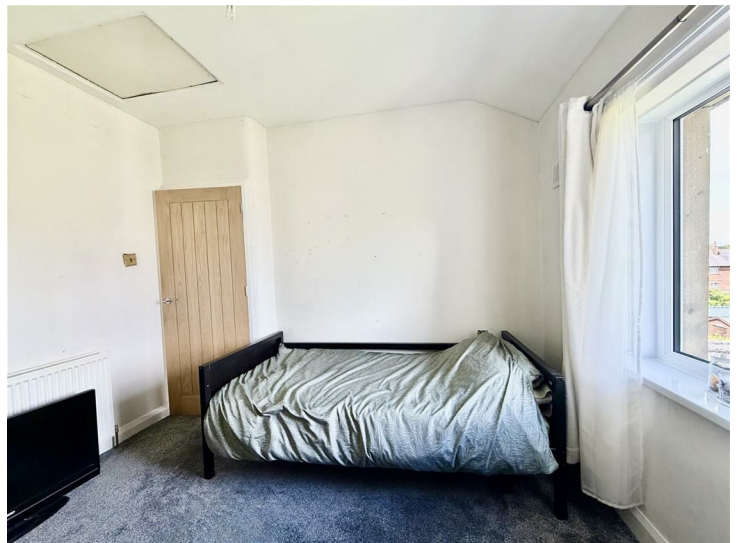
BEDROOM ONE 11'3 x 15'1 maximum



Positioned to the front this is a very generous double bedroom (potential to split subject to permissions) affording a good amount of space for freestanding furniture including a useful overstairs store and two Upvc double glazed windows to the front.



BEDROOM TWO 10'5 x 10' maximum



A second double bedroom positioned to the rear having ceiling hatch with access to loft and Upvc double glazed window to the rear.

FAMILY BATHROOM



Being furnished with a contemporary three piece white suite with contrasting panelled surround including a low level w.c, wash basin with vanity unit beneath, panelled bath with shower over including 'rainfall' shower and fitted screen, towel rail ladder radiator, recessed spotlighting, extractor fan and Upvc double glazed frosted window to the rear.



EXTERNAL FRONT AND PARKING



To the front the property is mainly laid to lawn with central path leading to front door and stone front boundary wall. a paved driveway gives access to the side providing potential for off street parking.

REAR GARDEN



To the rear can be found a generous garden being mainly laid to lawn with hedged and fenced boundaries providing excellent further potential with concrete hardstanding for garage (subject to consents).



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway parking

DISPUTES:
There have not been any neighbour disputes

RIGHTS OF WAY:
We are advised that there is a pedestrian right of way to the rear.

BUILDING SAFETY:
There have not been any recent structural alterations to the property. Buyers advised to enquire regarding historic works or alterations.

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 sewerage
Electricity - Mains
Heating Source - Mains Gas
Broadband - TBC

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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. *

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.

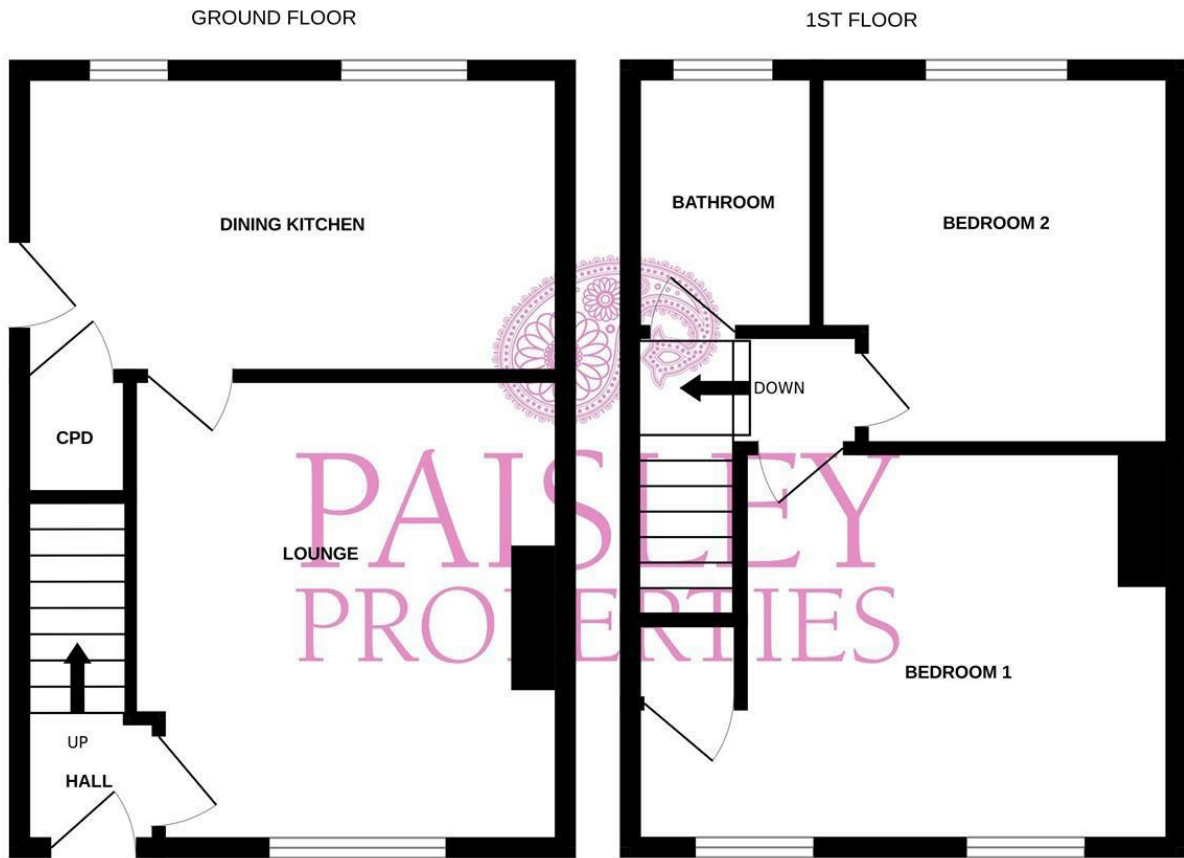
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.



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