39 Almondbury Bank, Moldgreen HD5 8HE

OFFERS AROUND
£180,000



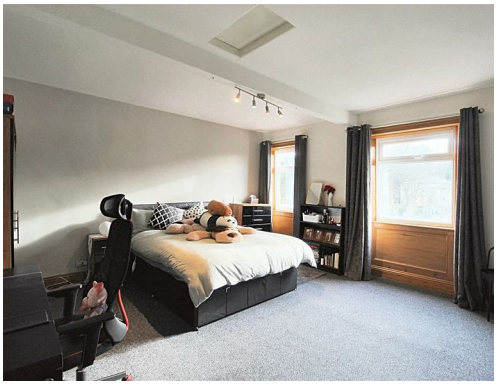










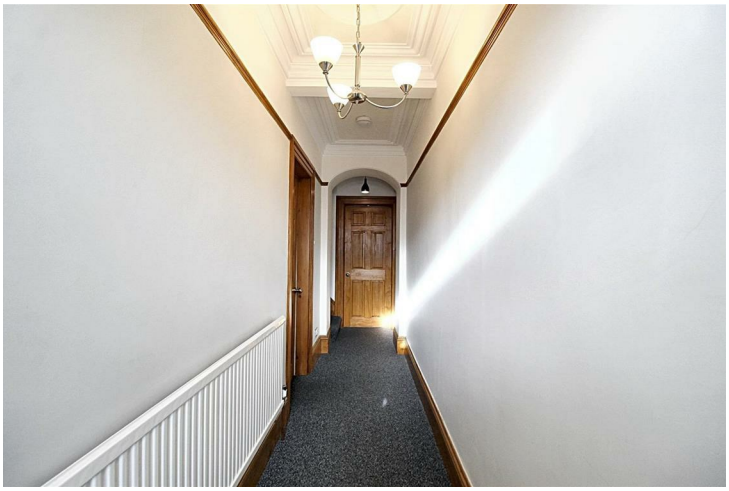


MUST BE VIEWED THIS SURPRISINGLY SPACIOUS TWO BEDROOM MID TERRACE COTTAGE BOASTS A MIX OF MODERN FIXTURES AND FITTINGS WITH CHARACTERFUL FEATURES, GARDENS, DRIVEWAY AND LAND WITH A POTENTIAL BUILDING PLOT.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY




You enter the property through a part glazed upvc door in to a welcoming entrance hallway which has characterful coving to the ceiling, space for freestanding furniture and to remove outdoor clothing. Doors lead through to the living room, dining kitchen and a staircase ascends to the first floor landing.

LIVING ROOM 14'9" max x 11'1" max




The neutrally decorated living room offers ample space for furniture, two arched alcoves, coving to the ceiling and benefits from an electric fire with marble slate hearth and timber surround. A front facing window fills the room with natural light and gives views over the front garden. Doors lead through to the entrance hallway.

DINING KITCHEN 15'5" max x 13'5" max





Spanning the rear of the property this spacious and attractive dining kitchen really is the hub of the home and provides the perfect setting for entertaining with friends and family. The kitchen is fitted with a range of white gloss wall and base units, complementary work surfaces with metro tile splashbacks and a stainless steel sink with mixer tap over. The kitchen benefits from an integrated electric oven and four ring gas hob with extractor fan overhead. There is space for a fridge freezer, plumbing for a washing machine, dishwasher and to the side of the kitchen is ample space for a dining table and chairs. Practical vinyl flooring flows underfoot and spotlighting to the ceiling completes the look. Doors lead through to the entrance hallway and to the cellar head. An external door provides access to the rear garden.





CELLAR
This useful space has power and provides great storage for extra household items.

FIRST FLOOR LANDING
A staircase ascends from the entrance to the first floor landing which has a high ceiling with velux window allowing natural light to flood the space and doors lead through to two double bedrooms and the house bathroom.

BEDROOM ONE 15'2" max x 15'1" max




Positioned to the front of the property, this extremely generous sized bedroom has ample space for freestanding bedroom furniture. An original cast iron fireplace gives a lovely focal point to the room and two windows overlook the front garden and street scene beyond. A door leads through to the landing.

BEDROOM TWO 13'6" max x 9'0" max




Another good sized double bedroom located to the rear of the property. There is ample space for a freestanding furniture and bulkhead storage. A large window gives a view over the rear garden and land beyond. A velux window allows extra light into the room and a door leads through to the landing.

BATHROOM 7'8" max x 5'8" max





This modern bathroom is fitted with a white three piece suite which comprises a bath with shower over and glass screen, pedestal hand wash basin with mixer tap and a low level W.C, chrome heated towel radiator and mirrored fitted storage ideal for towels and toiletries The room is fully tiled with complimentary vinyl flooring underfoot. A rear obscure glazed window fills the space with light and a door leads through to the landing.

REAR GARDEN





To the rear of the property is a stone wall enclosed patio garden with raised timber flower beds and space for outdoor dining furniture if desired. A gate leads to the back lane.

DRIVEWAY AND LAND





A cobbled driveway provides parking for one vehicle and has space for a single garage if required. To the side of the garage is a shared pathway which leads to the rear of the property and through a gate to the property's land.

Currently housing a timber outbuilding this generous piece of land could make a great size garden or potential building plot, subject to relevant planning permissions.





EXTERNAL FRONT





You enter the low maintenance pebbled garden with flowerbed borders through a wrought iron gate. There is ample space for garden furniture and pots/planters

***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:
Garage / Driveway

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

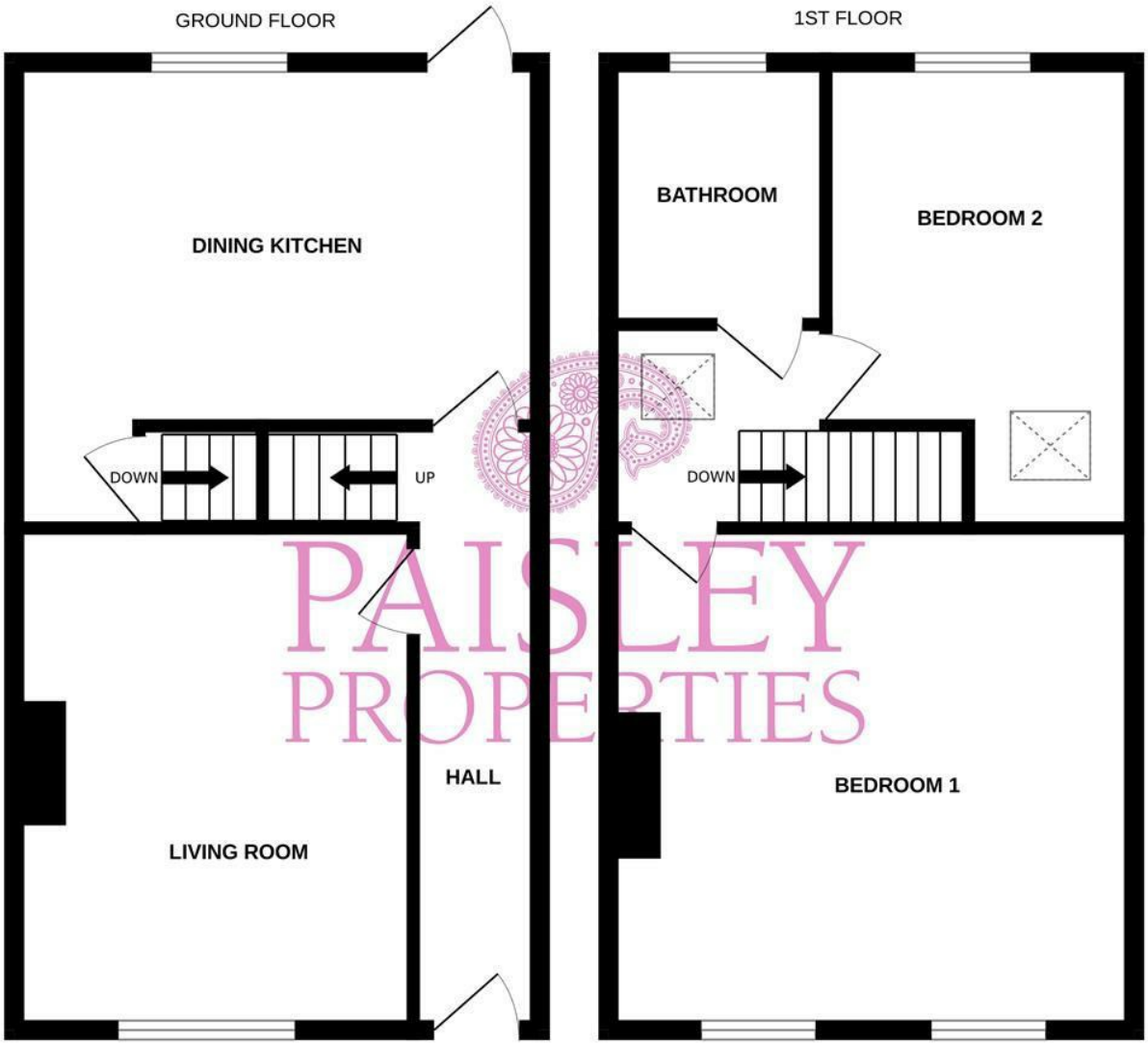
ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES
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.

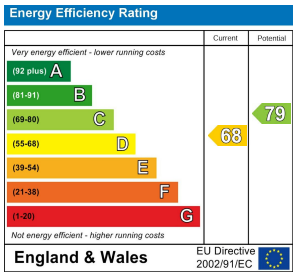
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

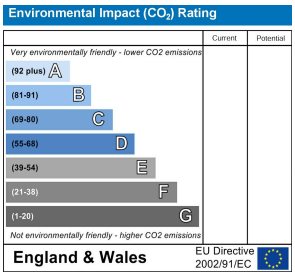
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



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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