

244 Huddersfield Road,
Thongsbridge HD9 3TT

OFFERS IN THE REGION OF
£245,000

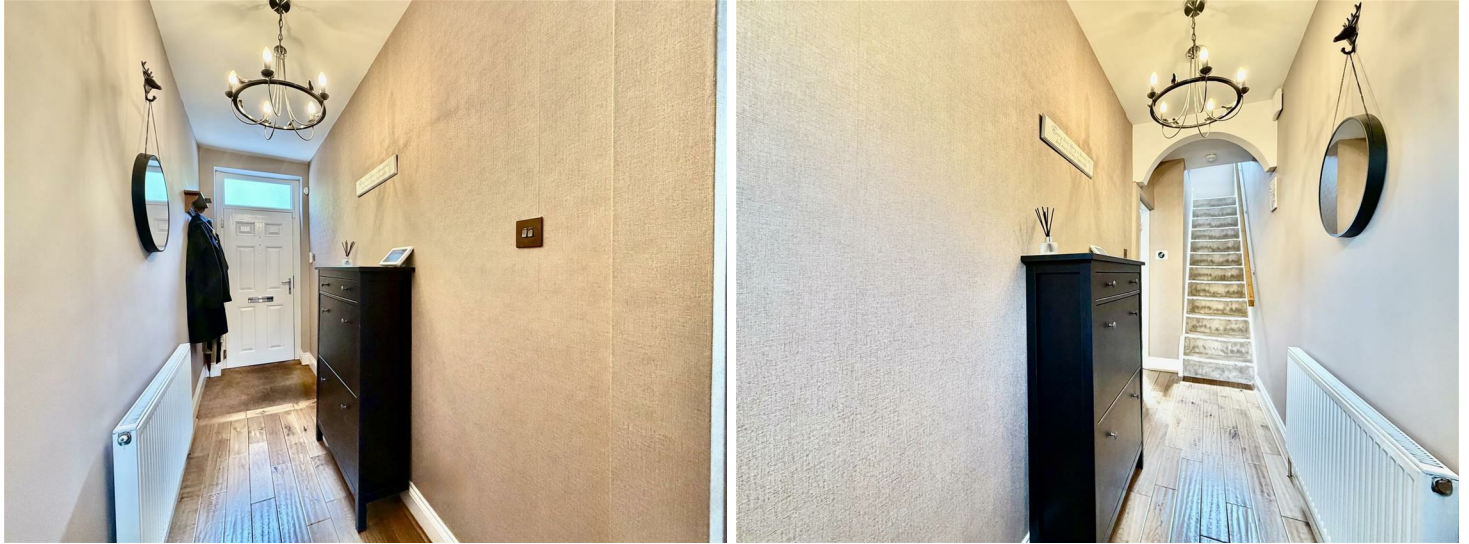


A DECEPTIVELY SPACIOUS AND SUPERBLY PRESENTED THREE BEDROOM THROUGH TERRACE OVER THREE FLOORS WITH REAR GARDEN PLUS FURTHER POTENTIAL TO BASEMENT CLOSE TO POPULAR HOLMFIRTH.

FREEHOLD / COUNCIL TAX BAND: C / EPC: D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through an attractive composite style door into this welcoming hallway with space for hanging coats, wood effect flooring flows underfoot and stairs lead to the first floor.

LIVING ROOM 13'5 x 10'9 apx



A cosy yet spacious living room positioned to the front of the property featuring a log burning stove in alcove fireplace, having wood effect flooring with generous space for freestanding furniture, double glazed window to the front and opening to kitchen.



DINING KITCHEN 14'4 x 12'9 maximum



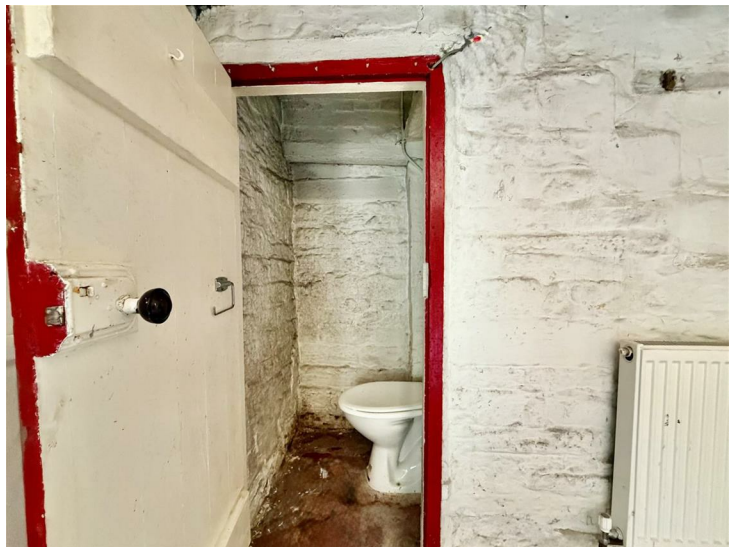
Positioned to the rear with the wood flooring continuing underfoot, this is an impressive multi-purpose space being fitted with a range of contemporary units with contrasting timber work surfaces, inset single drainer sink unit, integrated fridge and freezer, space for five ring dual fuel range cooker with extractor over, recessed spotlights to ceiling, ample space for dining table and other freestanding furniture if required, double glazed window to the rear and door with steps leading down to basement level.



BASEMENT 12'5 x 24'11 maximum



Spanning the whole lower ground floor and spread across two rooms, the first rear room having fitted shelving and reduced headroom and the larger second room having fitted shelving, sink and plumbing for washing machine with wall mounted gas boiler, double glazed rear window, access to useful separate w.c and pvc door leading directly to rear garden. The basement rooms afford excellent further potential (subject to relevant consents) for further accommodation, as required.



FIRST FLOOR LANDING



Stairs ascend to the first floor landing having attractive spindled balustrade, double glazed rear window, useful understairs storage, doors to bedrooms and bathroom and turned staircase leading to the second floor.

BEDROOM TWO 12'7 x 11'10 apx



Positioned to the rear this is a particularly good sized double bedroom or generous office space with plenty of space for double bed and freestanding furniture and double glazed window to the rear elevation.



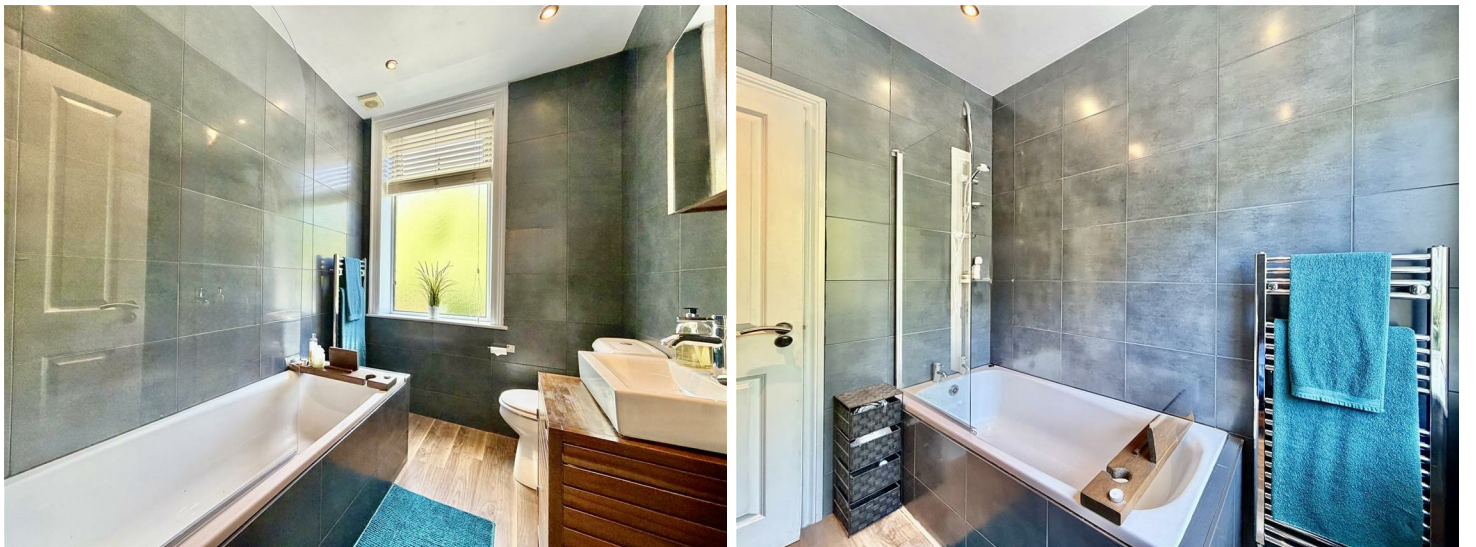
BEDROOM THREE 11'0 x 11'5 apx



Another double bedroom positioned to the front of the property with space for freestanding furniture and double glazed window to the front.



FAMILY BATHROOM 7'8 x 6'1 apx



Positioned to the front and furnished to a high standard with a contemporary three piece white suite with contrasting slate effect tiled surround comprising a low level w.c, fitted hand wash basin with wood vanity unit beneath, panelled bath with shower over, fitted shower screen, recessed spotlighting and extractor to ceiling and frosted window to the front.



SECOND FLOOR

A turned staircase with timber banister ascends to the second floor with door leading to bedroom one.

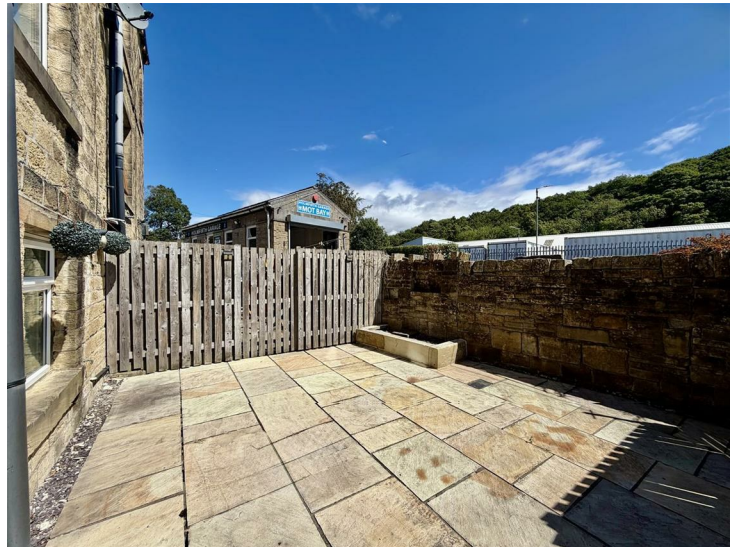
ATTIC BEDROOM ONE 14'11 x 17'5 maximum (red' headroom in parts)



Being of a generous size with space for double bed and furniture having further storage fitted to the eaves and Velux styles rooflights to front and rear elevations.



EXTERNAL GARDEN AND PARKING



To the frontage the property has a small elevated buffer garden with stone chippings and timber fence providing screening and bin storage and further on street parking available to the roadside. To the rear access from the basement leads to an enclosed paved courtyard garden with fenced boundaries offering a sun trap for outside seating. We are advised that there is a pedestrian right of way for and across neighbouring properties to the rear.



***,MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band C

PROPERTY CONSTRUCTION:
Standard, stone built

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

PARKING:
On street parking to front.

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 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. *

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.

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.

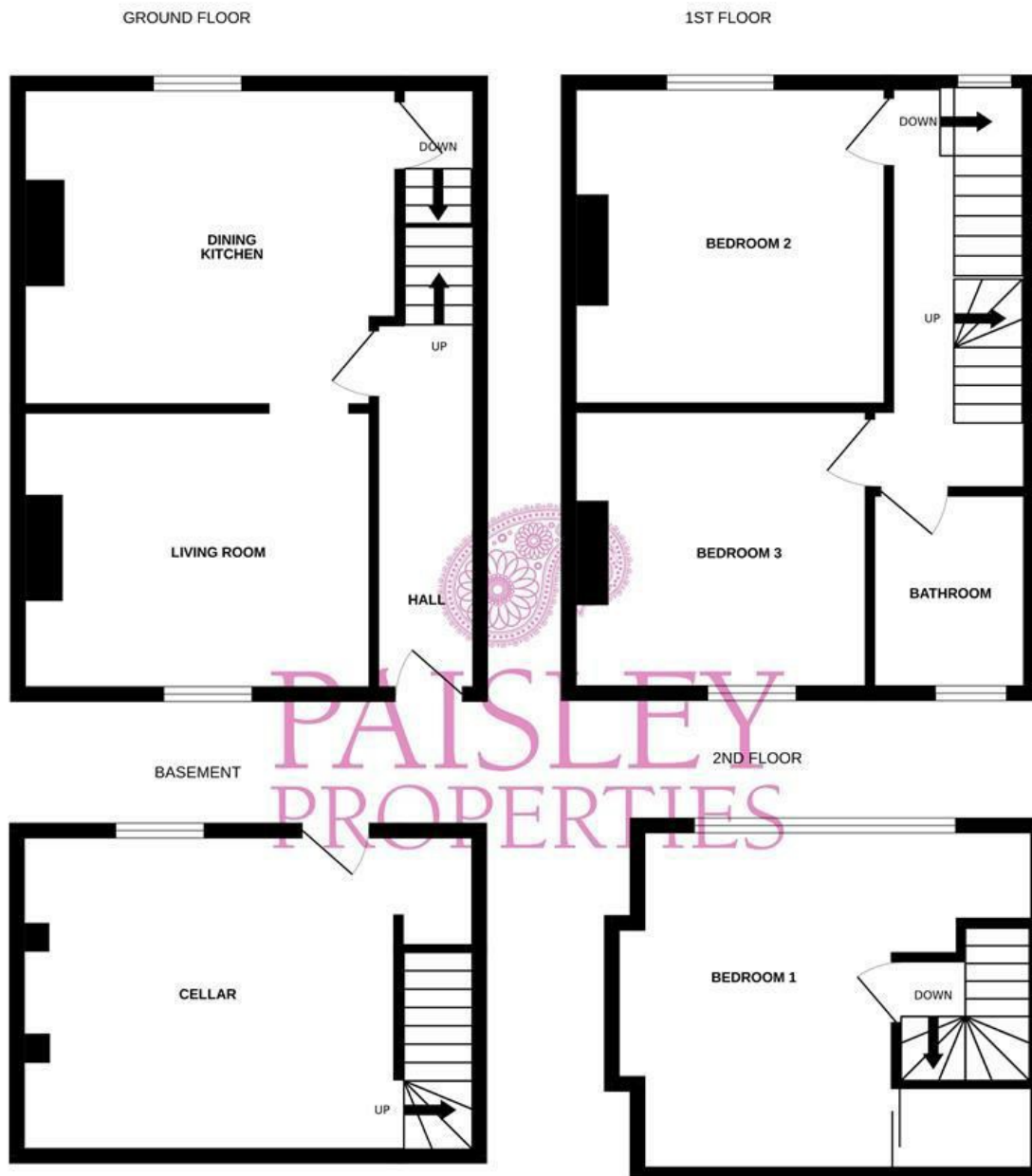
All measurements are approximate and quoted in metric with imperial equivalents and for

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.

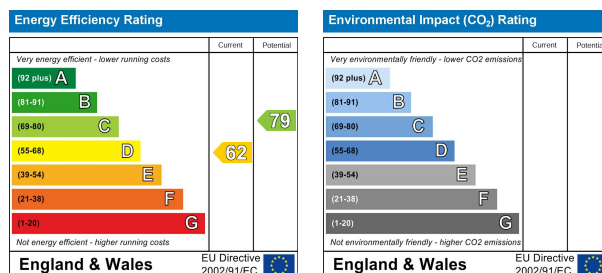
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.



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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PAISLEY
PROPERTIES