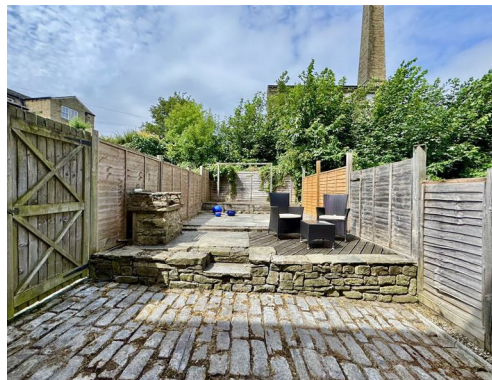


17 Watercroft,  
Almondbury HD5 8UT

£145,000



A CHARMING TWO BEDROOM MID TERRACE WITH A VERSATILE ATTIC ROOM WHICH BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A GENEROUS SIZE GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY  
PROPERTIES

## LIVING ROOM 13'6" max x 11'10" max



You enter the property through a composite door into neutrally decorated reception room which is flooded with natural light through the large front window. A decorative fire sits within a timber effect fireplace with a marble hearth and there is ample space for living room furniture. A door leads through to the dining kitchen.

## DINING KITCHEN 10'6" max x 10'1" max



Spanning the rear of the property with a view over the rear garden, this modern dining kitchen is fitted with a range of cream gloss wall and base units, contrasting worktops with tile upstands and a composite sink and drainer with mixer tap. Cooking facilities comprise of a freestanding electric oven and hob. There is plumbing for a dishwasher and space for a fridge freezer. The dining area has space for a small table and chairs and an understairs cupboard provides storage for household items and has plumbing for a washing machine. Laminate flooring runs underfoot, an external door opens to the garden and a door opens to a staircase which ascends to the first floor landing.



### **FIRST FLOOR LANDING**

A staircase with a timber balustrade ascends to the first floor landing. Doors open to two double bedrooms, the house shower room and a staircase ascends to the attic room.

### **BEDROOM ONE 10'4" max x 9'11" max**



A good size double bedroom which is nicely presented and positioned to the rear of the property with pleasant views over the garden through its window. There is space for freestanding furniture, an understairs storage space and a walk in wardrobe with an obscure window. A door leads through to the landing.

## BEDROOM TWO 9'3" max 10'5" max



Located to the front of the property is another double bedroom with space for free standing furniture, a window gives a view over the street below and a door leads through the landing.

## ATTIC ROOM 13'6" max 12'9" max



A versatile attic room, which could lend itself as a home office, hobby room, occasional bedroom or additional living space. There is room for furniture, under eaves storage and a Velux window with rooftop and mill views. A staircase descends to the first floor landing.

## SHOWER ROOM 9'6" max x 4'7" max



The attractive shower room comprises of a white three piece suite including a shower cubicle, a pedestal hand wash basin with mixer tap, a chrome towel radiator and a low level W.C. The room is fully tiled and has complementary laminate flooring underfoot. An obscure front window allows light to flow through and a door opens to the landing.

## REAR GARDEN



Outside, the property benefits from a generous size fence enclosed garden, having an original cobbled patio, paved area and raised decking which provides plenty of room for garden furniture and offers an ideal space to relax, entertain or enjoy outdoor dining.

## EXTERNAL FRONT

On-street parking is available to the front for added convenience.

## **\*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:

Standard

### PARKING:

On Street Parking

### RIGHTS AND RESTRICTIONS:

The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

### 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**

### **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.

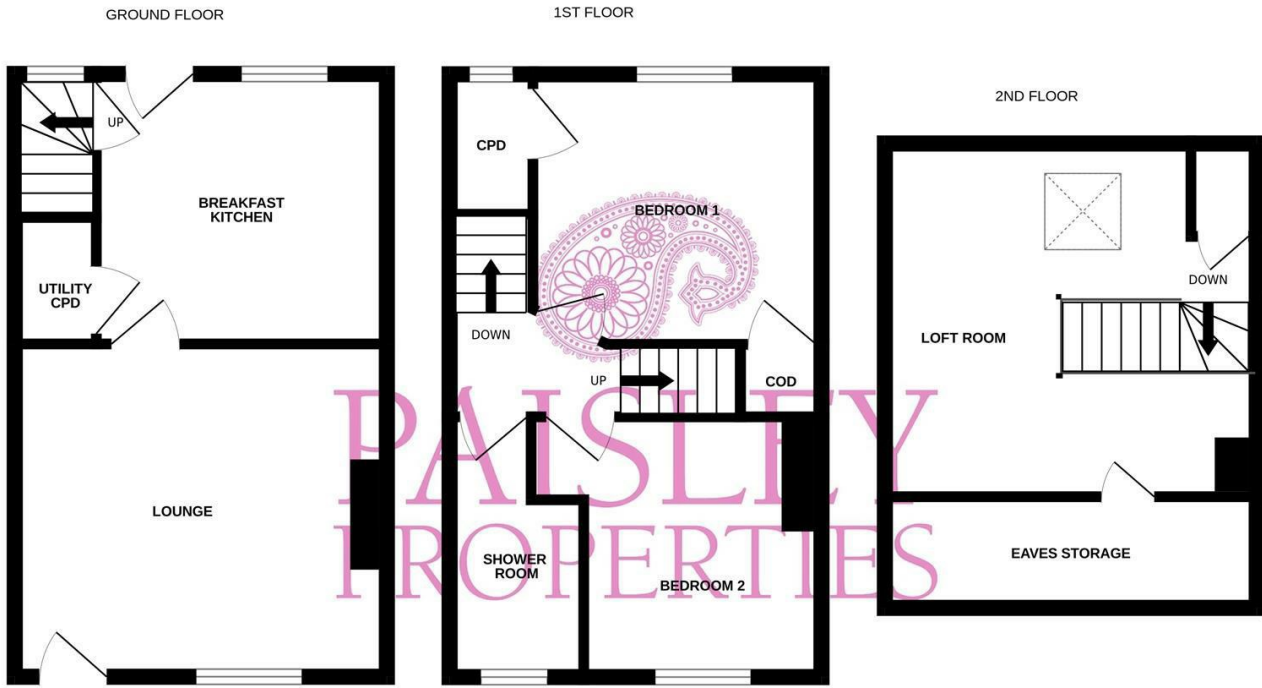
## **MORTGAGES**

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.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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