17 Trevelyan Street, Moldgreen HD5 8AN

OFFERS OVER £125,000

** NO CHAIN** BEAUTIFULLY REFURBISHED THROUGHOUT, THIS WONDERFUL TWO BEDROOM MID TERRACE PROPERTY BOASTS A NEW KITCHEN AND BATHROOM, SHARED COURTYARD GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY PROPERTIES

ENTRANCE LOBBY 4′4″ max x 3′9″ max
You enter the property through a upvc door into this welcoming entrance porch with laminate flooring underfoot and space to remove outdoor clothing. A door opens to the living room.

LIVING ROOM 15′0″ max x 14′9″ max

This beautifully presented and generous size reception room has ample space for living room furniture and an inset log effect gas fire with marble hearth adding a lovely focal point to the room. A large window fills the room with natural light, laminate flooring flows through and a doors leads through to the kitchen. A staircase ascends to the first floor landing.

AI IMAGES

IDEA 1

Key features:

- Round dining table
- 2-4 chairs
- 2 seater sofa
- Round coffee table
- Mirror above fireplace
- Plant in alcove
- Rug to define space

COLOUR PALETTE

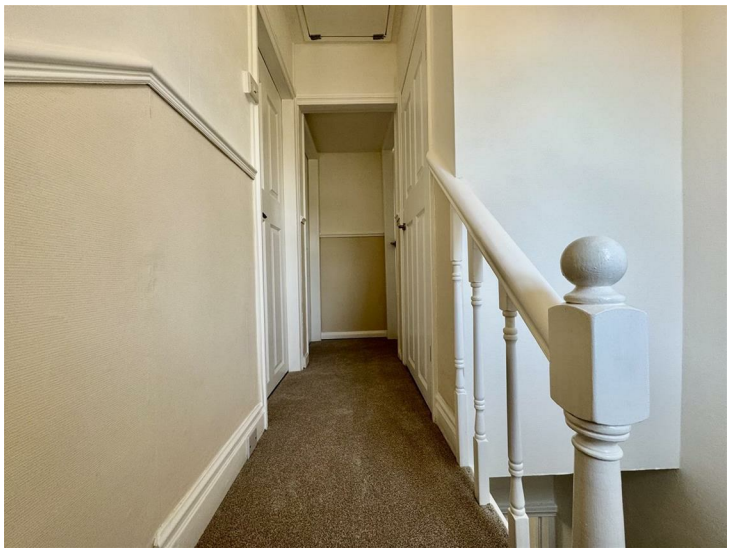
AI IMAGES

KITCHEN 11'6" max x 5'10" max

Spanning the rear of the property is the newly fitted kitchen which comprises of pale grey shaker style wall and base units, contrasting worktops, matching upstands and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and a four ring electric hob with an extractor fan over. There is space for a fridge freezer and plumbing for a washing machine. Laminate flows underfoot, a window overlooks the courtyard and doors lead back to the living room, to the cellar head and an external door opens to the rear courtyard.

CELLAR 14′10″ max x 6′0″ max
Accessed from the kitchen is a vaulted cellar with inset shelving and space to store household items.

FIRST FLOOR LANDING



A light and airy staircase with a rear facing window ascends to the first floor landing. Doors open to two bedrooms, the bathroom, a storage cupboard and hatch gives access to the loft.

BEDROOM ONE 12′8″ max x 7′4″ max

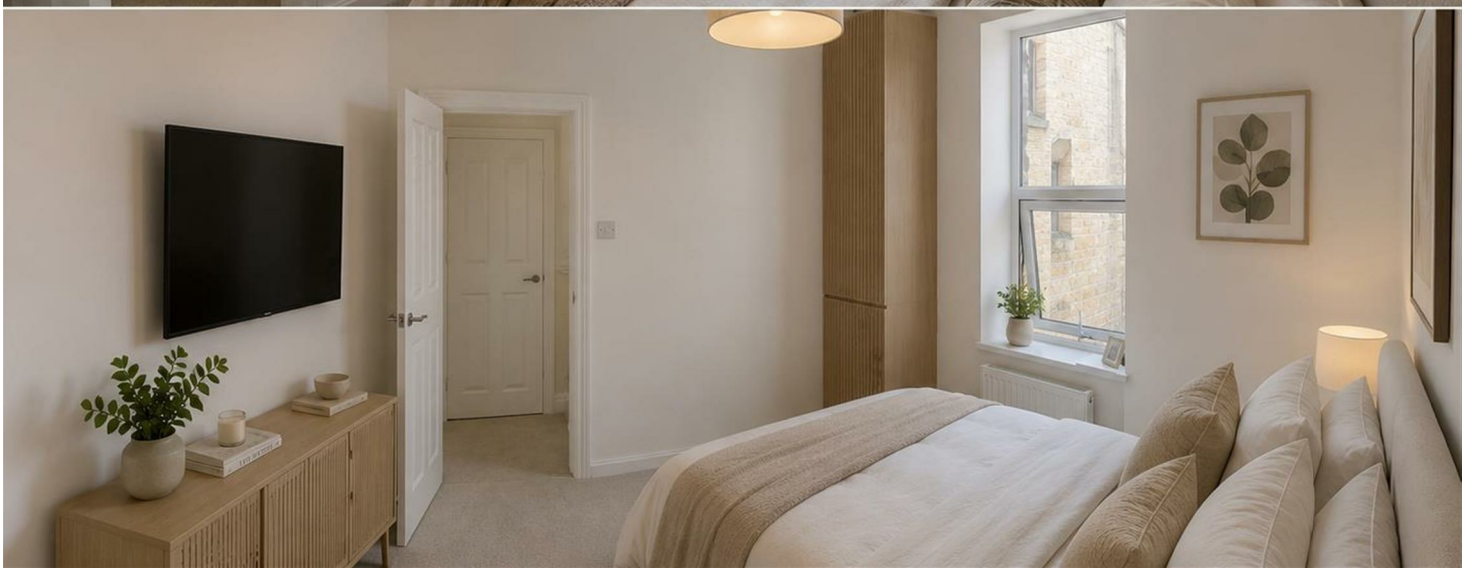
Located at the front of the property, this neutrally decorated double bedroom has space for bedroom furniture, a view of the street scene below and a door leads to the landing.

AI IMAGES

BEDROOM TWO 9′1″ max x 8′11″ max

Situated to the rear of the property, is another neutrally decorated double bedroom which has space for bedroom items, a window overlooks the rear courtyard garden and a door leads to the landing.

AI IMAGES



BATHROOM 12′9″ max x 7′1″ max

The spacious and stylish bathroom has recently been upgraded and comprises of a bath with waterfall shower over and a glass screen, a vanity hand wash basin with mixer tap, chrome towel radiator and a low level W.C. The room has space for freestanding storage and plumbing is in place for a separate shower if required. There are are attractive tiles to the walls and laminate flooring underfoot. A large front obscure facing window allows natural light to flow through the space and a door leads to the landing.

AI IMAGES

SHARED COURTYARD

To the rear of the property is a courtyard which is shared with neighbouring properties.

EXTERNAL FRONT AND PARKING

On-street parking is readily available to the front.

Images - Please note some of the AI images are there to suggest the potential.

***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Standard

PARKING:
On Street Parking

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.

IMAGES
Please note some of the images are there to suggest alternative room use options or the potential.

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.

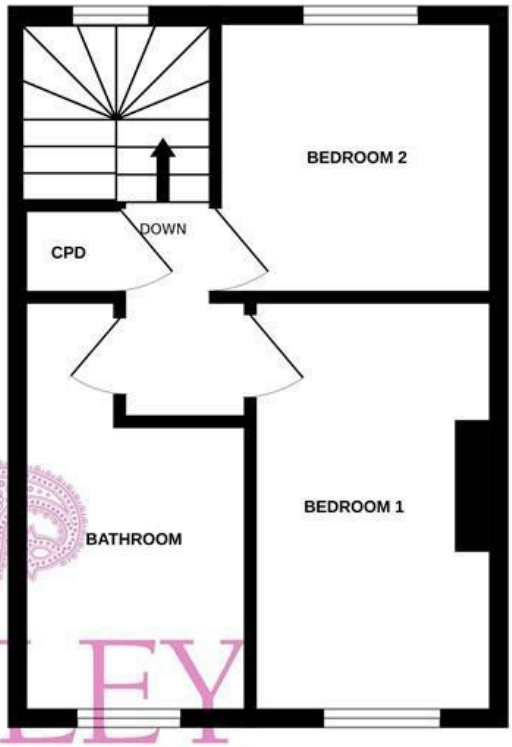
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY
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.

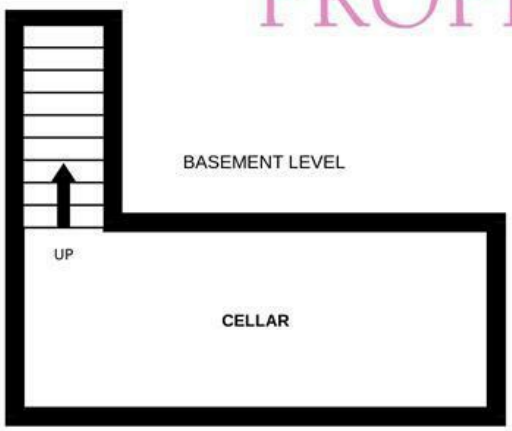
SURVEY TEXT
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

GROUND FLOOR

1ST FLOOR



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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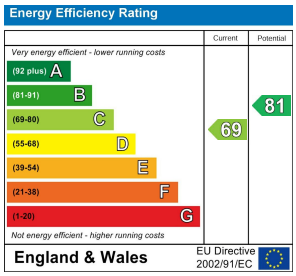

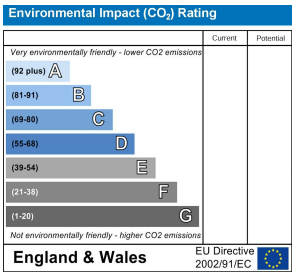

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