

87 New Road,  
Middlestown WF4 4NS

OFFERS AROUND  
£260,000



**\*\* NO CHAIN\*\* IMMACULATELY PRESENTED THROUGHOUT, THIS CHARMING AND STYLISH EXTENDED TWO BEDROOM END TERRACE PROPERTY BOASTS SPACIOUS LIVING ACCOMMODATION, CELLAR ROOMS, A REAR SEATING AREA, TWO DRIVEWAYS AND A SINGLE DETACHED GARAGE.**

**FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC.**

**PAISLEY**  
PROPERTIES

## LIVING ROOM 12'5" max x 10'5" max



Positioned to the front of the property is this well presented lounge boasting a large window that allows natural light to flood the room. Decorated tastefully this room has space for living room furniture, two alcoves with fitted cabinetry and the focal point being an inset exposed brick fireplace and hearth with a timber mantle housing a gas stove. An external door opens out to the front of the property and a door leads back through to the inner hall.

## DINING KITCHEN 17'7" max x 12'2" max



This charming and spacious dining kitchen has dual aspect windows and is fitted with a range of cream wall and base units, contrasting granite work surfaces with matching upstands and an inset porcelain sink and drainer with mixer tap over. Integrated appliances are all BOSCH and include a fridge, freezer, dishwasher, washing machine and a wine cooler. To one side of the room is a lovely inset reclaimed brick fireplace with a timber hearth housing a gas fired AGA. There is ample space for a dining table and chairs. Spotlights adorn the ceiling and tile flooring completes the look. An external door opens to the rear of the property and doors lead through to the cellar head and the inner hallway.



## CELLAR ROOMS



Accessed from the kitchen, the cellar head has a handy storage cupboard ideal for household items and stone steps descend to the cellar. This fantastic space is separated into three rooms which have been tanked, insulated, have power, light, tile flooring and central heating. Currently used as two home offices and a store room but could be used for an array of purposes such as work shops, hobby rooms or a teenage retreat.

Room 1 - 11'3" x 8'1"

Room 2 - 10'4" x 8'11"

Room 3 - 7'7" x 2'9" - With plumbing in place to create a lower ground W.C



## INNER HALLWAY



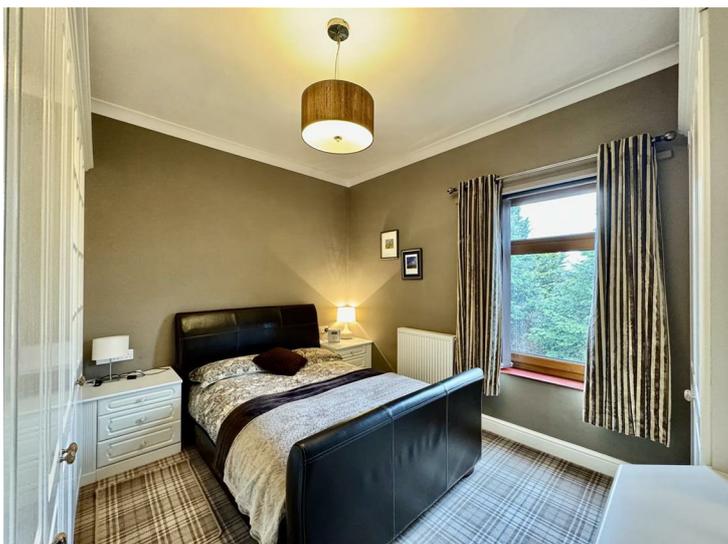
Accessed from the dining kitchen and living room, a side obscure window allows natural light to flow through and a staircase with a characterful arch ascends to the first floor landing.

## FIRST FLOOR LANDING



A staircase ascends to the first floor split landing and doors lead through to the two bedrooms and the bathroom. A hatch gives access to the loft.

## BEDROOM ONE 12'5" max x 10'6" max



Located at the front of the property is this neutrally decorated and generous size double bedroom which benefits from fitted wardrobes, drawers and a dressing table. A large window overlooks the peaceful lane below and hidden double doors open to the ensuite shower room. A door leads through to the landing.

### **SHOWER ROOM 4'7" max x 4'1" max**



Accessed through double wardrobe doors from bedroom one is this handy shower room which has a double walk in shower with a glass door, a spotlight, splash boarding, chrome towel radiator and a side obscure window.

### **BEDROOM TWO 9'7" max x 7'7" max**



Another light and airy double bedroom located to the side of the property with pleasant far reaching roof top views. There is a bank of fitted wardrobes, space for freestanding furniture and a door leads to the landing.

## BATHROOM 11'4" max x 11'2" max



This stunning Victorian style bathroom has recently been fitted and oozes elegance. Comprising of a claw foot roll top bath with a waterfall shower over and glass screen, a large porcelain hand wash basin, a high cistern W.C, chrome towel radiator and floor to ceiling black gloss cabinetry ideal for towels, toiletries and bed linen. The room is fully tiled with contrasting heated tile flooring underfoot, spotlighting and a rear obscure window. A door leads through to the landing.



## REAR SEATING AREA



To the rear of the property is an area which is South facing and is ideal to sit, dine out and has space for decorative pots/planters.



## EXTERNAL FRONT, DRIVEWAYS AND GARAGE



To the front of the property is a driveway for one vehicle and stone steps ascend to the front door.

To the side is a detached single garage with an up and over door and a parking space.



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Wakefield Bank A

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage / Driveways

RIGHTS AND RESTRICTIONS:  
Neighbours have a right of access over the property's land

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

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  
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.

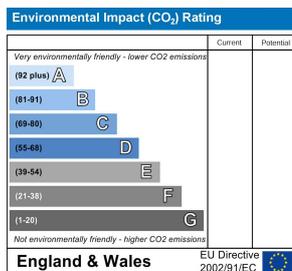
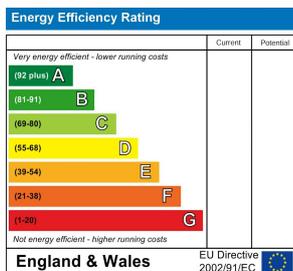
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

