19 St. Johns Avenue, Newsome HD4 6JP

OFFERS AROUND
£170,000















THIS SPACIOUS THREE BEDROOM TERRACE PROPERTY HAS GARDENS TO THE FRONT AND REAR AND IS LOCATED CLOSE TO NEWSOME VILLAGE CENTRE.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALL 4'3" apx x 3'8" apx
You enter the property through a part glazed uPVC door into an entrance hallway. Stairs rise to the first floor landing and a door leads to the lounge.

LOUNGE 14'9" apx x 13'1" apx




This spacious lounge will be freshly decorated in neutral tones and has ample space for a selection of freestanding furniture with a fabulous media wall too. There is a front facing window, spot lighting and laminate wood effect flooring. Doors lead to the entrance hall and dining kitchen.

DINING KITCHEN 17'10" apx x 8'4" apx




Fitted with white gloss wall and base units, laminate work surfaces, tiled splash backs and a one and a half bowl black sink and drainer with mixer tap the kitchen also benefits from a double oven, five ring gas hob, extractor fan, space for a washing machine and dishwasher. To one end of the room there is space to accommodate a dining table and chairs. There is spot lighting, a rear facing window, wood effect flooring, a door which leads to the lounge and a stable uPVC door which provides access out into the garden.




FIRST FLOOR LANDING
Stairs ascend from the entrance hall to the first floor landing where there is useful built in storage and doors leading to the three bedrooms and bathroom. A ceiling hatch with ladder provides access to the loft space.

BEDROOM ONE 13'1" apx x 11'6" apx




Positioned to the front of the property is this generously sized double bedroom. There is plenty of space for a range of bedroom furniture, a window looks out over the street and a door leads to the landing.

BEDROOM TWO 11'5" apx x 9'3" apx



This second well proportioned double bedroom has a window overlooking the rear garden. A door leads to the landing.

BEDROOM THREE 9'10" apx x 7'11" apx





Currently boasting a fitted high rise bed this third single bedroom sits to the front of the property with a window overlooking the street. The room would alternatively make a wonderful home office or hobby room if required. A door leads to the landing.

BATHROOM 7'8" apx x 5'4" apx




Comprising of a three piece white suite including bath with mains fed shower over, pedestal hand wash basin and a low level W.C this bathroom is fully tiled in decorative wall tiles and complementing floor tiles, has spot lighting, an obscure glazed rear facing window and heated towel rail. A door leads to the landing.

FRONT




To the front there will be a low maintenance garden, which with the relevant planning consents could be converted into an off road parking space with the permission to drop the curb.

REAR GARDEN





The rear garden has been landscaped to include patio seating areas and a level lawn. There is boundary fencing and access down to the side of the property to the front.

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 brick and block - Stone

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
There is a shared path leading to the front of the property and through to the rear gardens.

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:

There have been structural alterations to the property.
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 1000 Mbps

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

AGENTS 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.

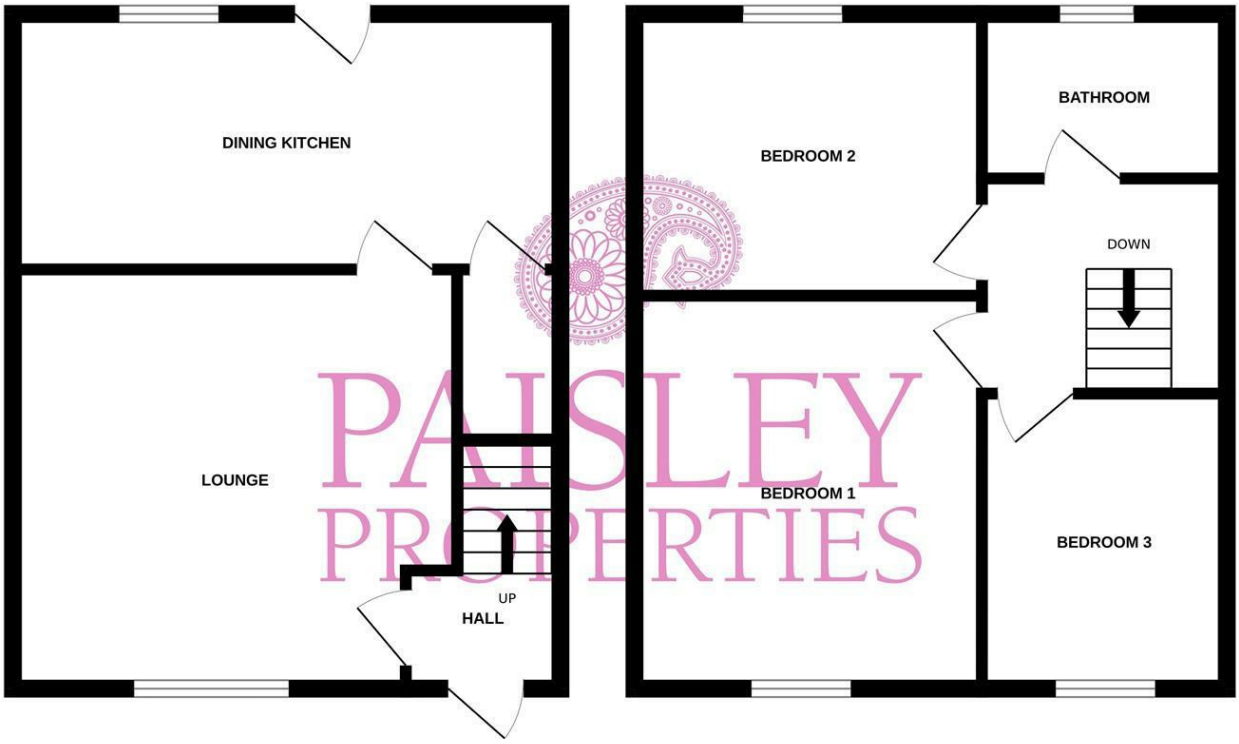
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

PAISLEY 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 / mandy@paisleymortgages.co.uk to arrange an appointment.

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

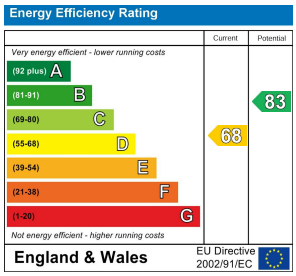
GROUND FLOOR

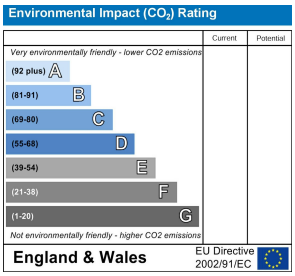
1ST FLOOR



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.
Made with Metropix ©2025





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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY PROPERTIES