88 Penistone Road, Kirkburton HD8 0PE

OFFERS AROUND
£140,000

THIS FULLY REFURBISHED TWO BEDROOM TERRACE PROPERTY HAS GOOD SIZED LIVING ACCOMODATION AND IS POSITIONED CLOSE TO THE POPULAR VILLAGE CENTRE. IT IS ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING:

PAISLEY PROPERTIES

ENTRANCE HALL 5′9″ max x 5′2″ max

You enter the property through a composite door into this entrance hallway which provides space to remove outdoor coats and shoes, has a staircase ascending to the first floor landing and wood effect flooring underfoot. A door leads to the living, dining kitchen.

LIVING DINING KITCHEN 17′5″ max x 16′7″ max

This spacious living kitchen is bright and airy and offers ample room for a range of freestanding furniture. With a generous run of fitted cabinets in a soft neutral grey, roll top work surfaces, tiled splashbacks and a one and a half bowl sink and drainer with mixer tap there is also an integrated oven, hob and extractor alongside space for a freestanding fridge freezer. Light wood-style tiled flooring extends throughout, complementing exposed wooden ceiling beams and a charming stone fireplace that offers a cosy focal point. Natural light floods in from two windows, one positioned above the sink and another in the living area, enhancing the open feel of the room. An archway leads to the utility area and a door leads to the entrance hall.

UTILITY AREA

Positioned off the kitchen is this useful utility area which has space and plumbing for a washing machine, a roll top work surface and base unit ideal for housing washing powders etc. There is a rear facing window and a door which opens to the cellar.

CELLAR 14′0″ max x 5′10″ max
Stone steps lead down to a storage cellar which has a vaulted ceiling, light and power.

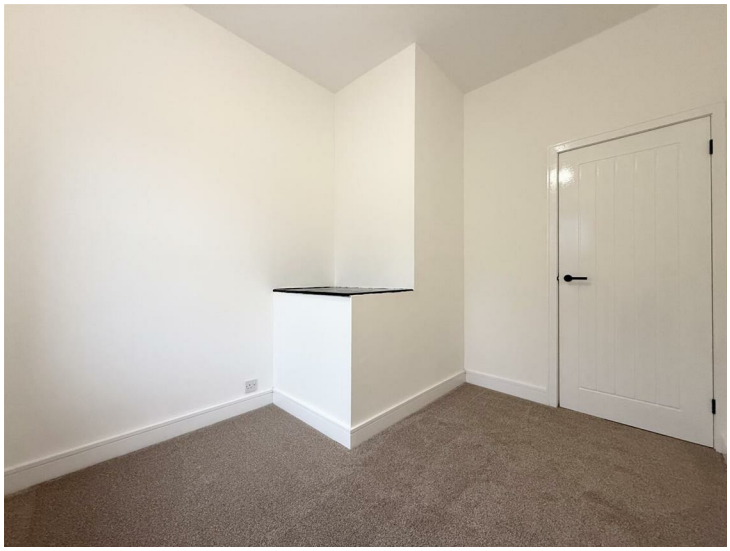
FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has newly fitted neutral carpeting and pale walls. A window at the top of the stairs looks out to the rear of the property, and there is a ceiling hatch providing access to the loft space. The landing has doors providing access to both bedrooms and the bathroom.

BEDROOM ONE 10′6″ max x 8′9″ max

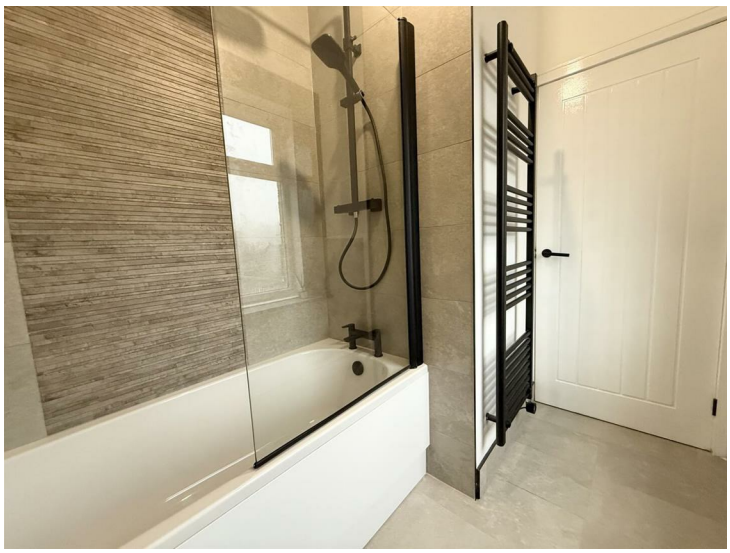
Bedroom one is a comfortable double room with a neutral carpet and crisp freshly decorated walls. A traditional black fireplace adds character and a touch of period charm, while a large window provides natural light. The doorway leads to the landing.

BEDROOM TWO 10′4″ max x 10′3″ max



This second bedroom is ideal as a single bedroom, dressing room or study. It also benefits from neutral décor and carpet, with a built-in shelf area over the bulk head. A window looks out to the front, filling the room with light and a door leads to the landing.

BATHROOM 8′9″ max x 5′10″ max



Fitted with a brand new modern white suite featuring a bath with dual head shower over, complete with a clear glass screen, a hand wash basin with mixer tap and vanity unit and a low level W.C this bathroom is partially tiled in decorative tiles and has a contemporary black heated towel rail. A rear facing window provides natural light and ventilation and the property's central heating boiler is neatly positioned in here. A door leads to the first floor landing.

MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:
Non mains sewerage costs: £xxx per annum

COUNCIL AND COUNCIL TAX BAND: A
Kirklees

PROPERTY CONSTRUCTION:
Standard

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:

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 . 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 - Septic Tank
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.

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

Paisley Properties 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

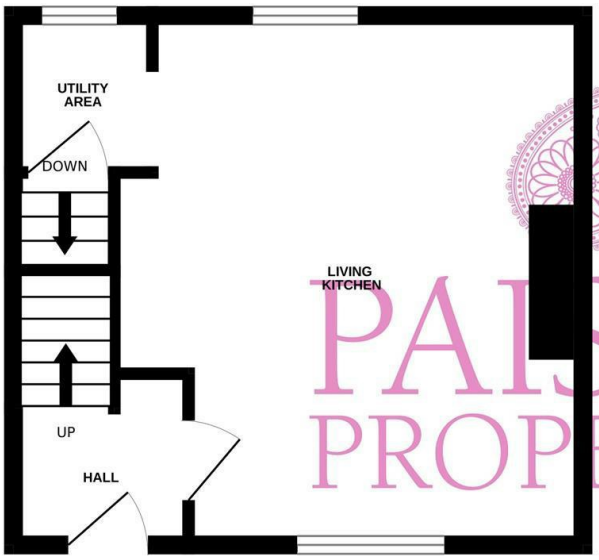
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

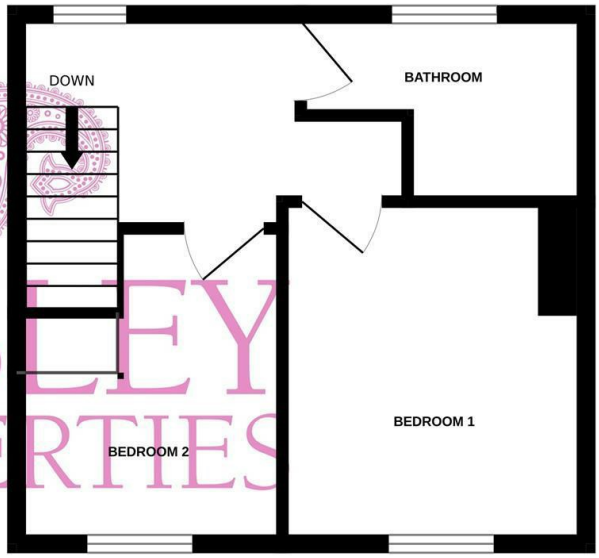
PAISLEY SURVEYORS

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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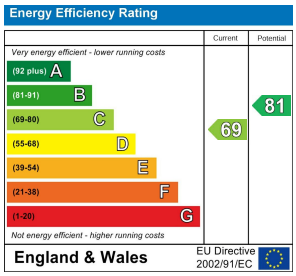

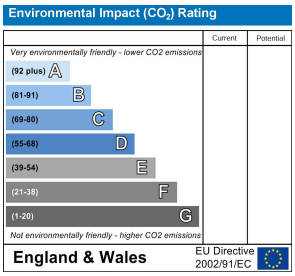

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