



BOASTING A GOOD SIZE CORNER PLOT, THIS TWO BEDROOM SEMI DETACHED PROPERTY HAS FRONT AND REAR GARDENS AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

ENTRANCE HALL

You enter the property through a white partially glazed upvc door into the entrance hall. There is space for the hanging of coats and storage of shoes, a staircase with timber hand rail ascends to the first floor landing and a doorway leads to the lounge.

LOUNGE 13'6" max x 12'2" max



Located at the front of the property is this spacious reception room has a large window with an outlook over the garden. Offering space for living room furniture and a good sized cupboard underneath the stairs which houses the boiler and provides useful storage for household items. Doorways lead to the dining kitchen and back through to the entrance hall.

DINING KITCHEN 15'2" max x 7'2" max



Spanning the rear of the property and having wood effect wall and base units with contrasting worktops, a stainless steel sink with mixer tap over, tiled splash backs, an integrated electric oven and four ring gas hob. There is plumbing for a washing machine and space for a freestanding fridge freezer. To the dining area is a further window and there is space for a dining/breakfast table and chairs. There is vinyl flooring underfoot and windows offer pleasant garden views. A door leads to the lounge and an external door opens to the garden.

FIRST FLOOR LANDING

Stairs with a timber balustrade ascend to the first floor landing. There is a small side aspect window, loft access with pull down ladder and doorways lead to the two double bedrooms and bathroom.

BEDROOM ONE 11'8" max x 10'11" max

Located at the front of the property is this double bedroom with space for free standing furniture. There is a floor to ceiling wardrobe with shelving and also an additional good size storage cupboard above the staircase which could be utilised as a walk in wardrobe. A front facing window gives an outlook over the garden and street scene beyond. A doorway leads to the first floor landing.

BEDROOM TWO 10'0" apx x 9'0" apx

Positioned at the rear of the property is this double bedroom which has space for freestanding furniture. A window overlooks the garden and a doorway leads to the first floor landing.

BATHROOM 5'9" apx x 5'6" apx



Located at the rear of the property and comprising of a bath with mixer tap and shower attachment over with a glass screen, pedestal hand wash basin and a push flush W.C. There are white and decorative tiles to the splash backs, timber cladding to one wall, a chrome towel radiator, Manrose extractor fan and contrasting vinyl flooring underfoot. There is an obscure glazed window and a doorway leads to the first floor landing.

GARDENS AND DRIVEWAY



The property is positioned on a good sized corner plot with a wrought iron gate with steps down to the front entrance. The front garden is lawned and enclosed with a high hedge to the front and side. Also, from the roadside are double wrought iron gates giving access to the driveway which is raised up from the front garden and provides parking for two vehicles. A pathway leads around the side of the property to the rear garden which has steps up to a lawn and sleeper raised flower beds. There is also space for a timber outbuilding.



***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

PARKING:
Driveway

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.

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.

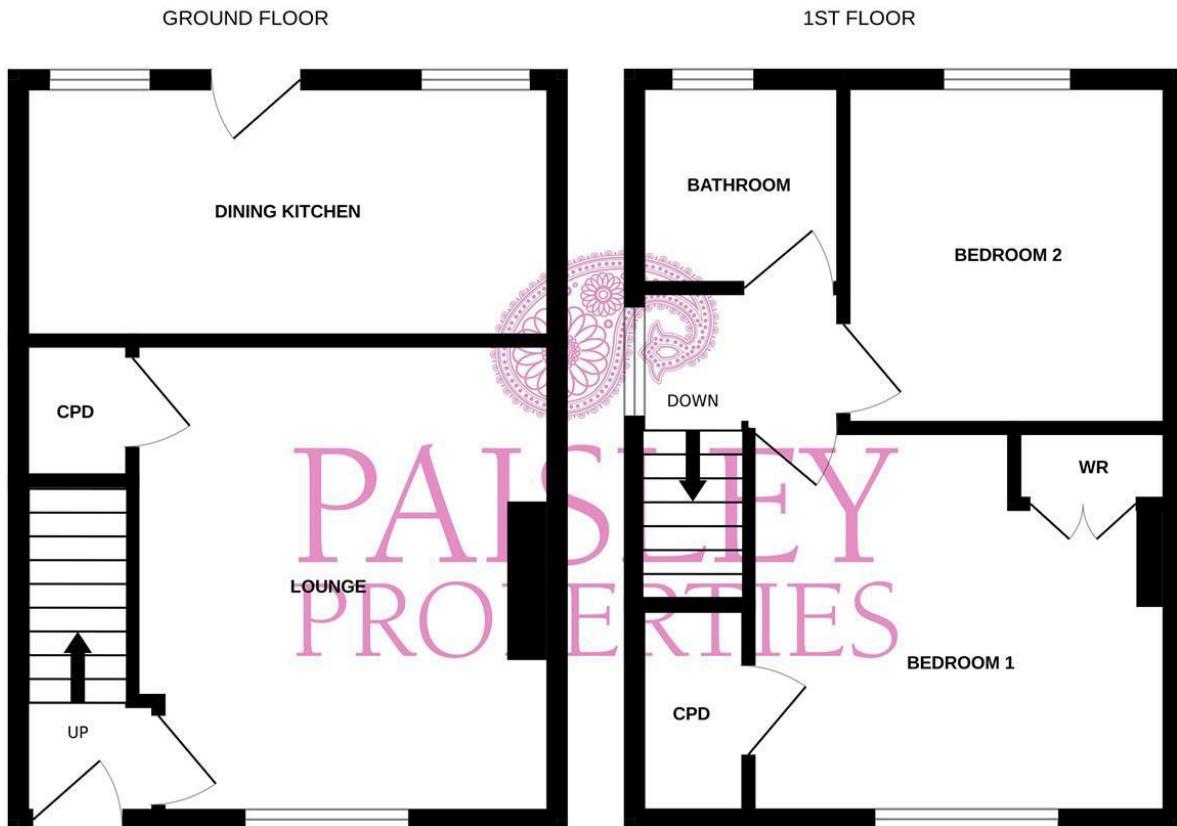
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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

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

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