Piper Wells Cottage, Piperwell Lane,

OFFERS AROUND
£475,000















THIS CHARACTERFUL THREE BEDROOM COTTAGE SITS IN AN IDYLLIC RURAL LOCATION AND BOASTS SPACIOUS ROOM SIZES, GARAGE, DRIVEWAY PARKING AND A GENEROUS PLOT WITH STUNNING FAR REACHING VIEWS.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING E

PAISLEY
PROPERTIES

PORCH 4′0″ apx x 3′9″ apx
You enter the property through a composite door into a welcoming porch which is bursting with character and sets the scene for the rest of this beautiful home. There is stone flooring underfoot and a high level rustic shelf with coat hooks provides a place to hang coats on arrival. A door leads into the entrance hallway.

ENTRANCE HALLWAY 5′2″ apx x 4′4″ apx




The entrance hallway has practical terracotta coloured ceramic tiles underfoot, a carpeted staircase ascending to the first floor and a door leading to the dining kitchen.

DINING KITCHEN 11′2″ apx x 16′9″ apx




Spanning the depth of the property, this country style dining kitchen has far reaching views from its front facing window and a set of French doors to the rear giving access to the garden and simply flooding the space with natural light. Oak kitchen units are complemented by colourful tiled splashbacks and marble effect laminate worktops. Cooking facilities comprise an electric hob with extractor fan over and BOSCH double electric oven. There is space and plumbing for a dishwasher and room for an American style fridge freezer. A central timber island unit provides extra work space and cupboards and a place for informal dining. Terracotta coloured ceramic tiles continue underfoot. Doors lead to the cellar head and entrance hallway whilst an opening leads to the rear hallway.





CELLAR HEAD
The cellar head has a hatch leading down into the cellar, a bifold door leading to the downstairs WC and doors leading to the garage and dining kitchen.

CELLAR
A set of stone steps can be accessed via a hatch from the cellar head they lead down to the cellar which is predominantly dry with a well.

DOWNSTAIRS WC 2′4″ apx x 3′2″ apx



This handy downstairs WC is neutrally decorated and fitted with a low level white WC. A bifold door leads to the cellar head.

REAR HALLWAY 3′5″ apx x 12′7″ apx





Running along the rear of the property from the dining kitchen to the lounge with access to the dining room along the way, this hallway is light and airy courtesy of a rear facing window looking out into the garden and has wood flooring underfoot.

DINING ROOM 13'10" apx x 10'9" apx





Located to the front of the property and enjoying far reaching views from its bay window which has a deep tiled ledge, this stunning room is bursting with character features including beams to the ceiling, a decorative cast iron fireplace and solid wood flooring. A modern touch has been added with the utility style lighting. There is ample space for a large dining table and other freestanding furniture items. A door leads to the hallway.

LOUNGE 12'2" apx x 19'8" apx





The lounge is once again oozing character and charm having a log burner in an inglenook fireplace with wooden mantel as a focal point and beams to the ceiling. Boasting tasteful décor and solid wood flooring this room is a lovely place to relax having ample space for lounge furniture. A front facing bay window offers stunning far reaching views and a set of French doors allow access into the conservatory.

CONSERVATORY 8'2" apx x 8'10" apx




In need of some repair but still a fabulous space is this light and airy conservatory which has marble flooring and dwarf walls and white uPVC frames with a polycarbonate roof. A door provides access to the garden and a set of French doors lead into the lounge.

FIRST FLOOR LANDING 27'3" apx x 4'0" apx



A carpeted staircase ascends from the entrance hallway to the first floor landing which stretches the full length of the property and is light and airy courtesy of two large rear facing windows offering views over the garden and fields. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 18'6" apx x 12'4" apx







Enjoying far reaching views from its two front facing windows, this beautiful master bedroom is of grand proportions with a vaulted ceiling with beams and stylish decor. There is an abundance of space for freestanding bedroom furniture. Doors lead to the ensuite and landing.

EN SUITE 7'3" apx x 4'8" apx




This contemporary ensuite is fitted with a glass enclosure equipped with a thermostatic mixer shower alongside a low level white WC and a vanity wash stand with a hand wash bowl with mixer tap. The room is tiled in natural shades with a mosaic border and wood flooring runs underfoot. A chrome heated towel radiator, a mirror over the basin and spotlights complete the room. A door leads to the bedroom.

BEDROOM TWO 10'11" apx x 13'7" apx




Located to the front of the property with far reaching views from its window, this second double bedroom has ample space for freestanding bedroom furniture and is neutrally decorated. A hatch allows access to the loft and a door leads to the landing.

BEDROOM THREE 6'2" apx x 13'8" apx




The property's third bedroom has a built in cupboard for storage and a hatch for access to the loft. It would easily accommodate a single bed and associated items of bedroom furniture. It has a front facing window again with those lovely views and a door leading to the landing.

BATHROOM 4'10" apx x 7'4" apx narrowing to 4'10"




This fabulous bathroom is a tranquil haven and boasts a freestanding bath tub with claw feet, simply the height of luxury, and slightly elevated up one step is a low level WC and large pedestal hand wash basin with chrome taps. A mirror above the basin is illuminated by a wall light to one side and there is a built in alcove for storing towels. A chrome heated towel radiator completes the room. An obscure window allows natural light to enter and a door leads to the landing.

GARAGE, FRONT AND PARKING 14'3" apx x 17'8" apx





To the front of the property is a low maintenance garden space and a large driveway ready to accommodate multiple vehicles. Attached to the property is a superb double garage which has an electric door, light and power and a storage room above. Doors lead to the cellar head with access through into the house and to the utility room behind.

A grassed access road leads up the side of the property and is gated to allow access into the garden. There is also a large timber shed for storing garden items.

GARDENS & VIEWS




The property sits on a generous plot with a long lawned garden which continues for quite a distance running past the neighbouring cottage and opening up to create a fabulous place to sit and enjoy the stunning panoramic vista. Adjacent to the house is a paved patio area perfect for al fresco dining.











MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.
Non mains heating £1500 approx per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property in recent years
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 - Oil
Broadband - Suggested speeds up to 1800 Mbps Downlooad and 220 Mbps Upload.

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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

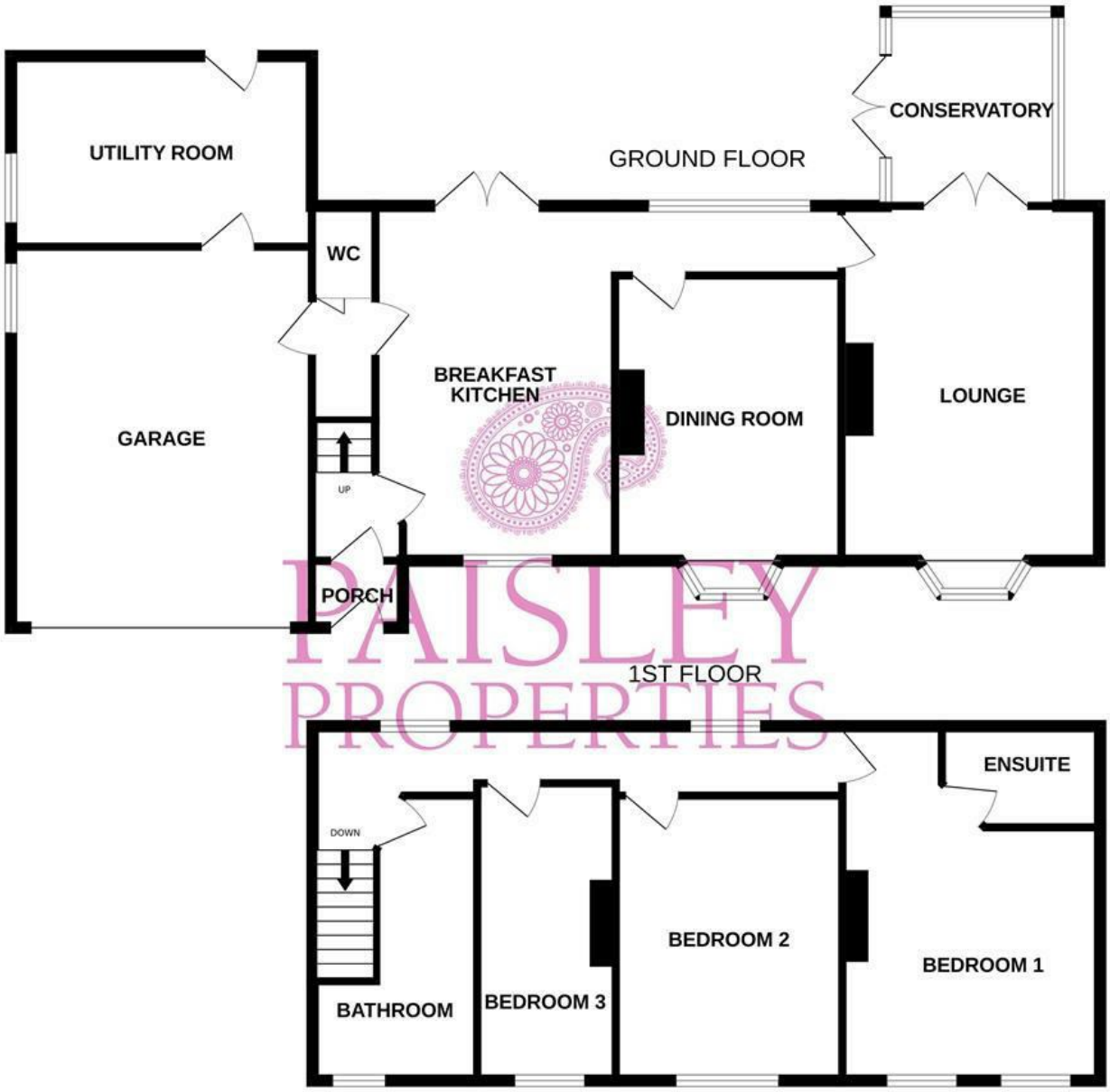
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

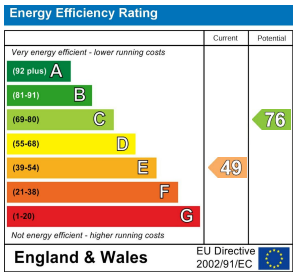
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

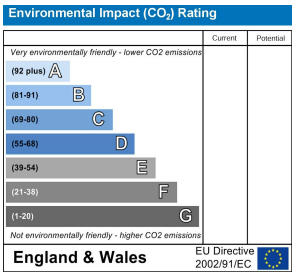
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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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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