



SITUATED ON THIS POPULAR CUL DE SAC IS THIS NEWLY RENOVATED TWO BEDROOM FIRST FLOOR APARTMENT WITH DECEPTIVELY SPACIOUS LIVING ACCOMMODATION AND ALLOCATED ON SITE PARKING.

LEASEHOLD 999 YEARS FROM 2005 / COUNCIL TAX BAND B / EPC B

COMMUNAL ENTRANCE

An intercom buzzer entry gives access to the communal entrance with external personal mailbox and stairs to all levels.

ENTRANCE HALLWAY



You enter the property through a wooden door into this spacious entrance hall with polished wood effect flooring, space for freestanding furniture, intercom entry system, integral double cupboard ideal for storing coats, shoes and other household items. Doors lead through to the lounge diner, two bedrooms, bathroom and a cupboard which houses the boiler with shelving for towels and bed linen.

LOUNGE/DINER 17'7" x 14'8" max



This bright and airy room has front facing patio doors with Juliet balcony which allow natural light to flood through. This generous sized reception room has fitted electric wall panel heaters, ample space for living room furniture, dining table with chairs and an opening leads through to the kitchen.

KITCHEN 6'9" x 11'6" apx



This modern kitchen has ample wall and base units, contrasting roll top work surfaces, block tiled splash backs and a stainless steel sink and drainer with mixer tap over. This room also benefits from a newly fitted integrated electric oven, four plate electric hob with stainless steel extractor hood over and integrated fridge and freezer, plumbing for a washing machine and a large window gives views to the rear. Spotlights to the ceiling and lino flooring completes the look and an opening leads through to the lounge diner.



BEDROOM ONE 13'9" x 9'1" max



Located to the rear of the property is this generously proportioned, newly decorated and carpeted double bedroom with ample space for additional freestanding furniture, an integrated double wardrobe with hanging space and a door leads through to the en suite shower room.

EN SUITE SHOWER 6'7" x 5'8" max



Being furnished with a contemporary three piece white suite including a panelled shower cubicle, vanity wash hand basin and a low flush w.c. The room is part tiled and part panelled with fitted vanity shelving and ceiling extractor fan.

BEDROOM TWO 13'8" x 6'8" apx

Another double bedroom again at the front of the property, offering a variety of uses as a generous double bedroom or indeed a home office with space for freestanding furniture and a door leads through to the entrance hall.

BATHROOM 6'9" x 6'7" apx

This stylish bathroom is fitted with a three-piece white suite, including a panelled bath unit, vanity hand wash basin with mixer tap and a low level W.C. The room is part tiled with complimentary flooring underfoot and spotlights to the ceiling. A front obscure window allows light to flow through and a door leads through to the entrance hallway.

EXTERNAL AND PARKING



To the front of the property is a car park with allocated and numbered parking space and further visitor parking available.

***MATERIAL INFORMATION**

TENURE:
Leasehold

LEASEHOLD:

Length of lease - 999 years
Start date - 2005
Years remaining - 979 years

ADDITIONAL COSTS:

Ground rent - £270.78 per annum
Service charge - £1277.36 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Allocated on site parking space

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

UTILITIES:

Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Electricity

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.

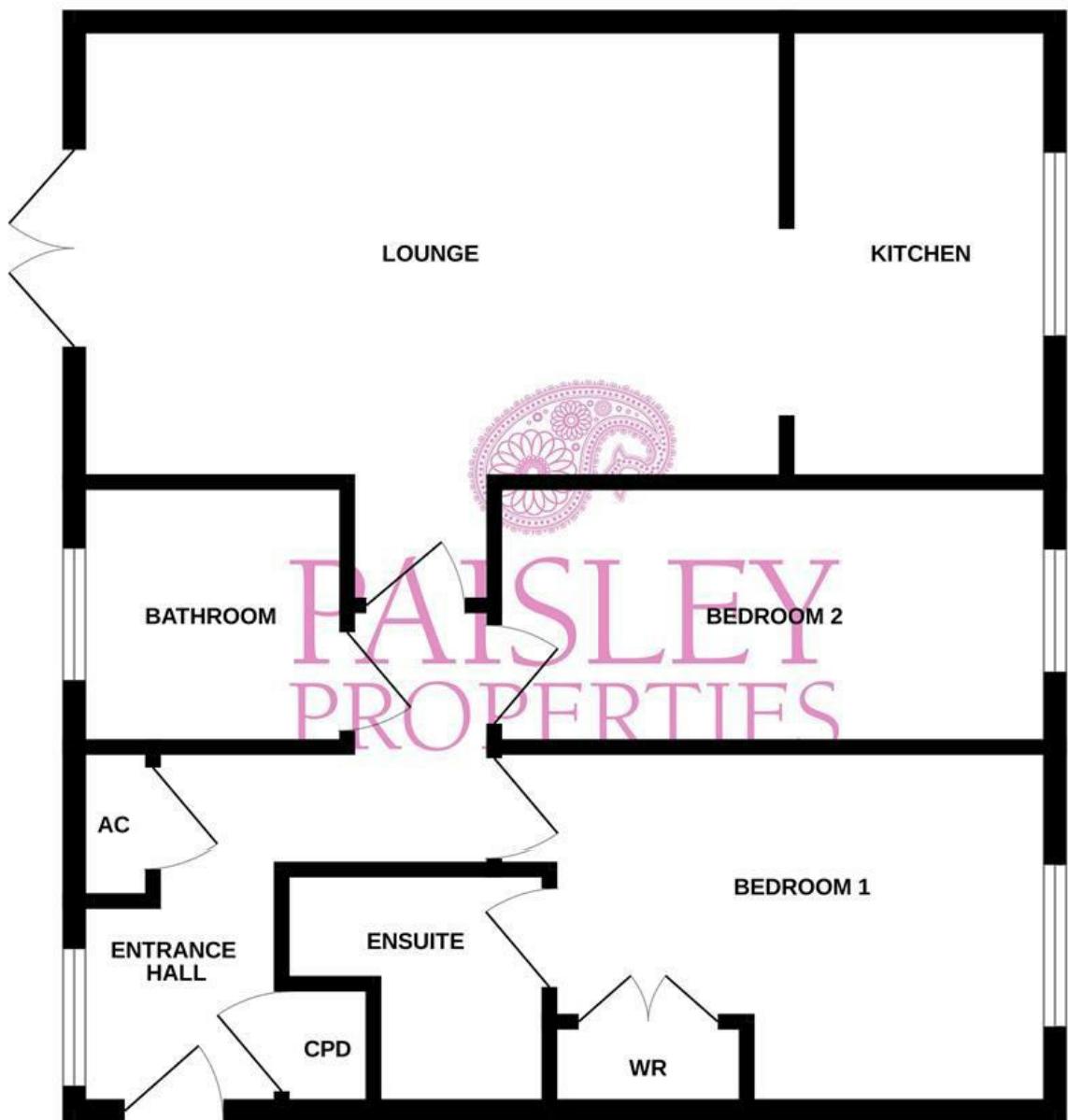
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

Made with Metropix ©2025

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	

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

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

