



\*\* NO CHAIN\*\* THIS TWO BEDROOM MID TERRACE PROPERTY IS IN NEED OF MODERNISATION THROUGHOUT AND BOASTS A SHARED COURTYARD GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

## **ENTRANCE LOBBY 4'4" max x 3'9" max**

You enter the property through a upvc door into this useful entrance porch with space to remove outdoor clothing. A door opens to the living room.

## **LIVING ROOM 15'0" max x 14'9" max**



This generous size reception room has ample space for living room furniture and an inset log effect gas fire with marble hearth adding a focal point to the room. A large window fills the room with natural light. Doors lead through to the entrance porch, kitchen and to the staircase which ascends to the first floor.

## **KITCHEN 11'6" max x 5'10" max**



Spanning the rear of the property is the kitchen which is fitted with a range of base and wall units, contrasting worktops, tile splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap over. There is space for a freestanding gas cooker with concealed extractor over, fridge freezer and plumbing for a washing machine. Doors lead to the living room, cellar head and to the rear courtyard.

## **CELLAR 14'10" max x 6'0" max**

Accessed from the kitchen is a vaulted cellar with inset shelving and space to store household items.

## **FIRST FLOOR LANDING**

A staircase with a rear facing window ascends to the first floor landing. Doors open to two bedrooms, the bathroom, a storage cupboard and hatch gives access to the loft.

**BEDROOM ONE 12'8" max x 7'4" max**

Located at the front of the property, this double bedroom has space for bedroom furniture, a view of the street scene below and a door leads to the landing.

**BEDROOM TWO 9'1" max x 8'11" max**

Situated to the rear of the property, this double bedroom has space for bedroom items, a window overlooks the courtyard garden and a door leads to the landing.

## BATHROOM 12'9" max x 7'1" max



The spacious bathroom comprises of a bath, a corner shower with sliding glass screen, pedestal hand wash basin and a low level W.C. The room has vinyl flooring underfoot, has a front obscure facing window and a door leads to the landing.

## SHARED COURTYARD



To the rear of the property is a courtyard which is shared with neighbouring properties.

## EXTERNAL FRONT AND PARKING

To the front of the property is on street parking

## **\*MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

On Street Parking

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.

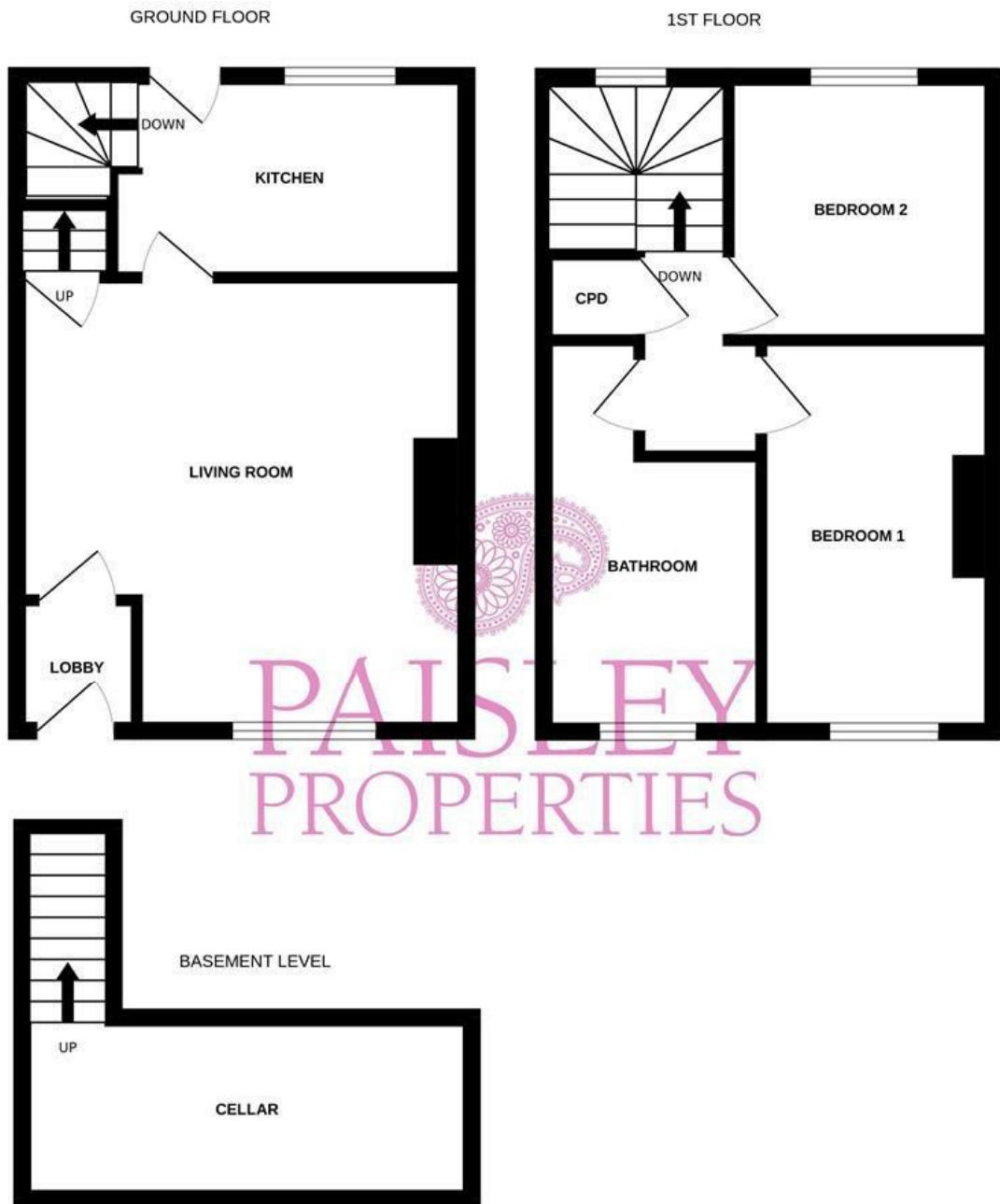
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.

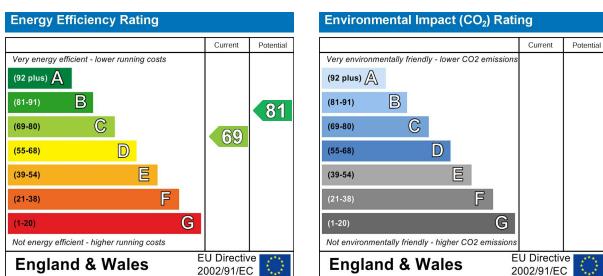
## **SURVEY TEXT**

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](mailto: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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PAISLEY  
PROPERTIES