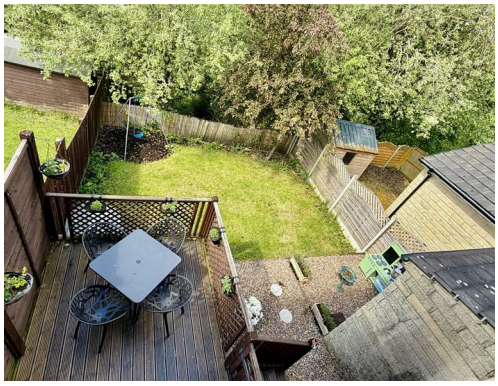
36 Waingate,
Linthwaite HD7 5NR

OFFERS IN THE REGION OF
£230,000















A WELL PRESENTED THREE BEDROOM SEMI DETACHED WITH GARAGE AND GARDENS IN PLEASANT CUL-DE-SAC POSITION AFFORDING IDEAL FAMILY ACCOMMODATION CLOSE TO REGARDED SCHOOLS AND VILLAGE AMENITIES.

FREEHOLD/ COUNCIL TAX BAND: B / EPC: C

PAISLEY
PROPERTIES

HALLWAY





You enter the property through an attractive front door with leaded detail and outer storm canopy into this welcoming hallway which has wood effect flooring underfoot, turned staircase to first floor and access to w.c, living room and kitchen.

CLOAKS/WC 5'2 x 3'2 apx



Positioned just off the hallway and being furnished with a two piece white suite including a low level w.c, fitted wash basin with vanity unit beneath and double glazed frosted side window.

KITCHEN 8′6 x 8′1 maximum





Positioned to the front of the property and fitted with a comprehensive range of white wall, base and drawer units with contrasting tiled splashbacks, inset single drainer stainless steel sink unit, integrated electric oven, four ring gas hob, plumbing for washing machine, space for fridge freezer and window to front elevation.



LIVING/DINING ROOM 15′ x 14′4 maximum





Positioned to the rear this is a most spacious room affording ample space fro freestanding living and dining furniture and including a living flame gas fire set within a contemporary mantle surround, useful understairs store, upvc double glazed rear window and double doors leading directly onto a rear decked seating area.







FIRST FLOOR LANDING





A turned staircase leads from the hallway up to the first floor landing which has a spindled balustrade, double glazed window to the side and ceiling hatch giving access to a part boarded loft space.

BEDROOM ONE 11'3 x 8'1 apx





Positioned to the rear of the property this is a generous double bedroom having fitted wardrobes with mirrored sliding doors as well as a good amount of space for further freestanding furniture and double glazed window overlooking the rear garden.



BEDROOM TWO 9'8 x 8'2 apx





Positioned to the front this is a second good sized double bedroom currently used as a child's bedroom but having ample space for a double if required and including a double glazed window to the front elevation.

BEDROOM THREE 7'7 x 6'5 apx





Positioned to the rear and currently utilised as a home office but equally useable as a single bedroom and having a double glazed window to the rear.

FAMILY BATHROOM 6'4 x 5'10

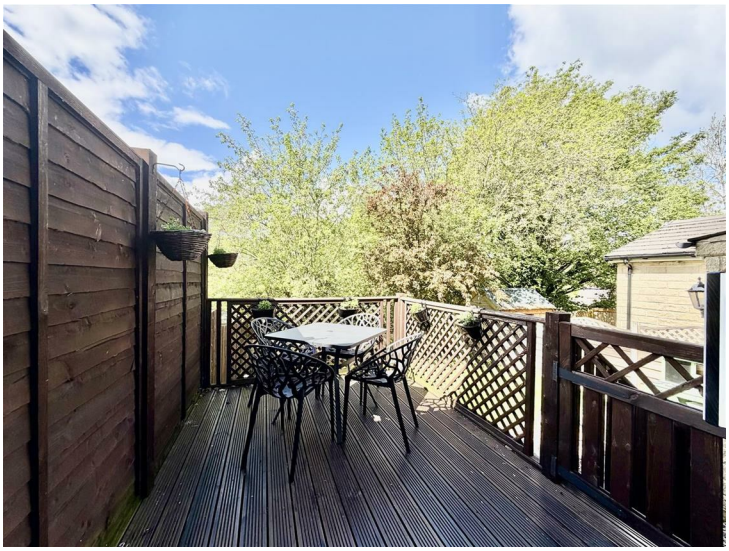



Being positioned to the front and furnished with a contemporary three piece white suite with full tiled surround comprising a low level w.c with concealed cistern, hand wash basin with vanity unit beneath, panelled bath with shower over and fitted shower screen. vertical chrome towel rail radiator and double glazed frosted window.

FRONT EXTERNAL AND GARAGE

To the front the property has an open lawn with steps to front door and driveway providing off street parking and leading to a single attached garage (12'10 x 7'11 apx) with up and over front door and further rear door from garden.

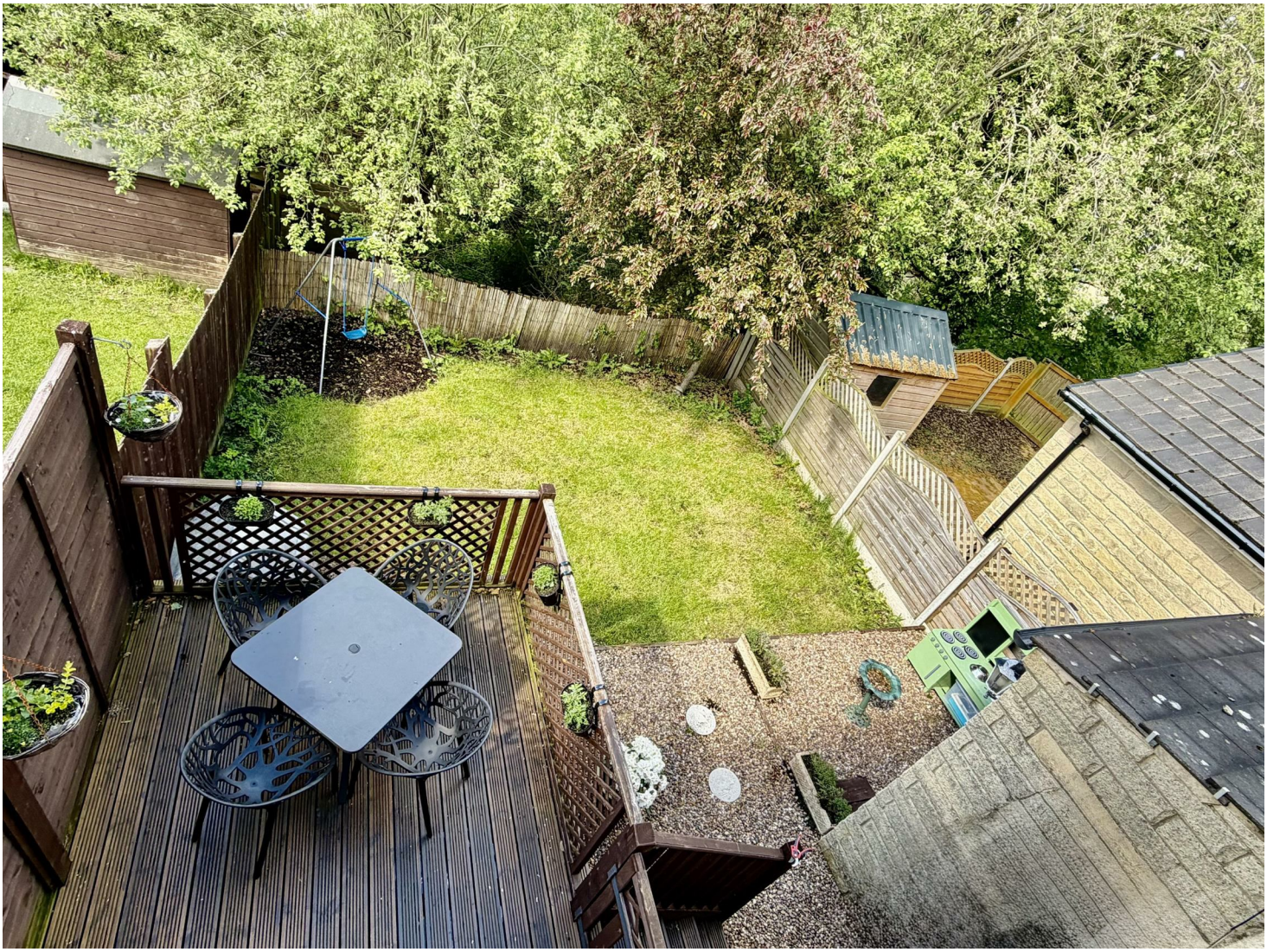
REAR GARDEN




A most pleasant fully enclosed rear garden which can be accessed from both the rear of the garage and living room and includes a raised decked balcony seating area with storage beneath and steps down to an enclosed garden with gravelled area and further lawn with fenced boundaries and pleasant wooded rear aspect. We are advised that the property also owns a further small piece of land beyond the current rear fenced boundary although this would require significant landscaping to be useable as garden.







***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway and garage parking

DISPUTES:
There have not been any neighbour disputes

RIGHTS OF WAY:
We are advised that there are no rights of way.

BUILDING SAFETY:
There have not been any recent structural alterations to the property. Buyers advised to enquire regarding historic works or alterations.

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 sewerage
Electricity - Mains
Heating Source - Mains Gas
Broadband - TBC

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.

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.

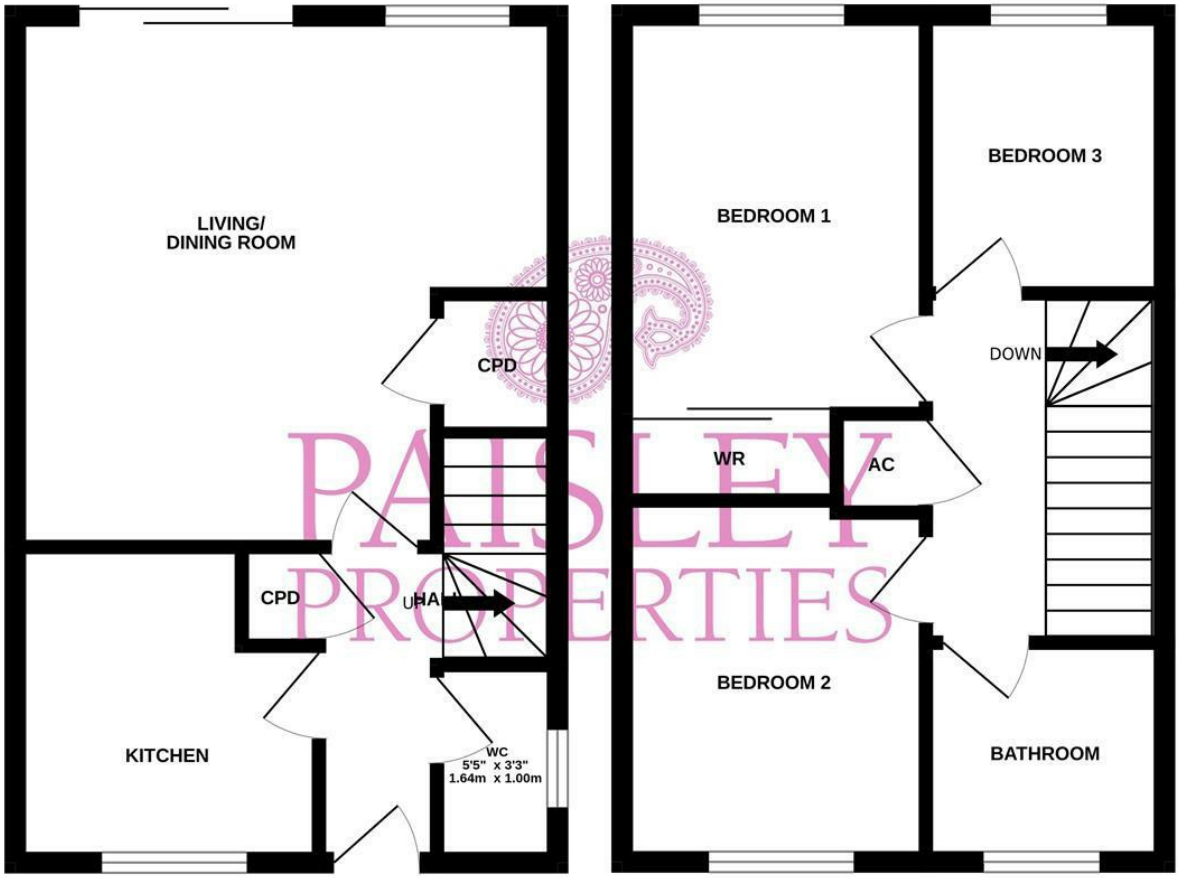
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

AGENTS NOTE
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.

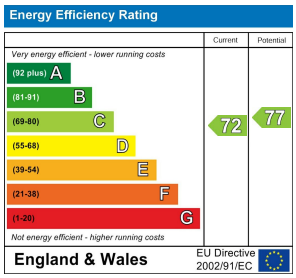
GROUND FLOOR

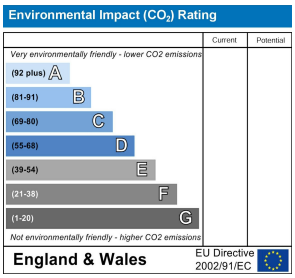
1ST FLOOR



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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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

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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY
PROPERTIES