45 Moorside Road, Kirkheaton HD5 0LU

OFFERS AROUND
£140,000

THIS CHARMING TWO BEDROOM MID TERRACE WITH AN OFFICE IS IN NEED OF SOME MODERNISATION AND BOASTS SPACIOUS LIVING ACCOMMODATION, A LOVINGLY LANDSCAPED REAR GARDEN AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door into the entrance hallway. There is space to remove outdoor clothing and a staircase with a timber balustrade ascends to the first floor landing. A door leads through to the living room.

LIVING ROOM 14′1″ max x 11′10″ max

This good size reception room has a large front facing window with a view out to the driveway. The focal point being a timber fireplace with marble hearth housing a coal effect gas fire .There are two alcoves and space to accommodate freestanding living room furniture. Doors lead through to the dining kitchen and back through to the entrance hallway.

DINING KITCHEN 17'3" max x 7'5" max

Spanning the rear of the property is the light and airy dining kitchen which has pleasant views over the rear garden through its windows. The kitchen is fitted with a range of wall and base units with under counter lighting, contrasting roll top work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring electric hob with extractor fan over, fridge, freezer, washing machine and plumbing for a slimline dishwasher. To the side of the kitchen there is room for a dining table and chairs and bifold doors open to an understairs pantry ideal for storing household items. Vinyl flooring flows underfoot and a door leads back through to the living room. An external door leads to the rear garden.

FIRST FLOOR LANDING

Stairs ascend to the first floor landing and doors lead through to two double bedrooms, a home office and the house bathroom. A hatch gives access to the loft.

BEDROOM ONE 11′0″ max x 12′9″ max

This generous size double bedroom benefits from a fitted, floor to ceiling storage cupboard with shelving, space for freestanding furniture and a cupboard which houses the boiler. A large front facing window fills the room with light and gives views over the front driveway and street scene beyond. A door leads to the landing.

BEDROOM TWO 12′4″ max x 8′6″ max

Another good sized double bedroom with space for bedroom furniture is situated at the rear of the property with views over the garden and far reaching views beyond. A door leads to the landing.

OFFICE/NURSERY 6′6″ max x 5′11″ max

Having previously been part of bedroom one, this room allows space for those working remotely, a nursery or a dressing room if desired. There is bulk head shelving and a window overlooks the street scene below. A door leads on to the landing.

BATHROOM

The bathroom is fitted with a three-piece suite including a bath with shower over and glass screen, a pedestal hand wash basin and a low level W.C. The room is fully tiled, has complimentary vinyl flooring underfoot, a rear obscure window and a door leads on to the landing.

REAR GARDEN

A lovingly landscaped rear garden offering a variety of attractive and versatile spaces to enjoy. A raised seating area provides a lovely spot to sit and relax, overlooking the patio below which has ample space for outdoor dining. Beyond this is a good-sized lawn, framed by established flower bed borders, leading to a further paved area with a useful garden shed. A timber gate provides access to the passage way at the side of the property

EXTERNAL FRONT AND DRIVEWAY

Double wrought iron gates open to a driveway with parking for one vehicle.

***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

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None known

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

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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.

MORTGAGES

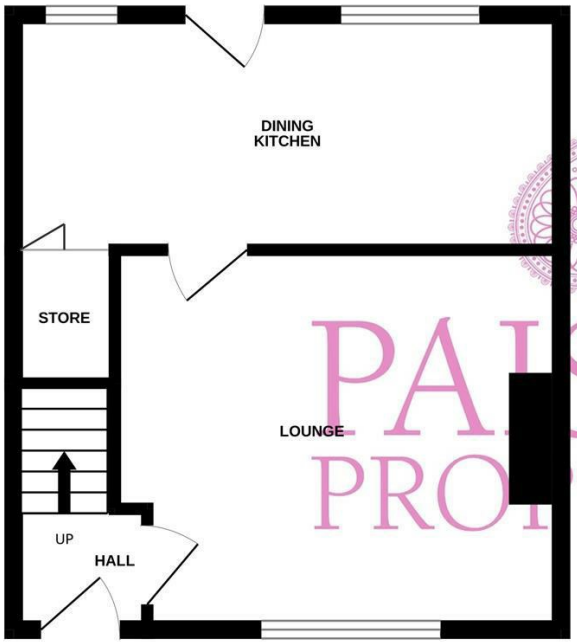
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

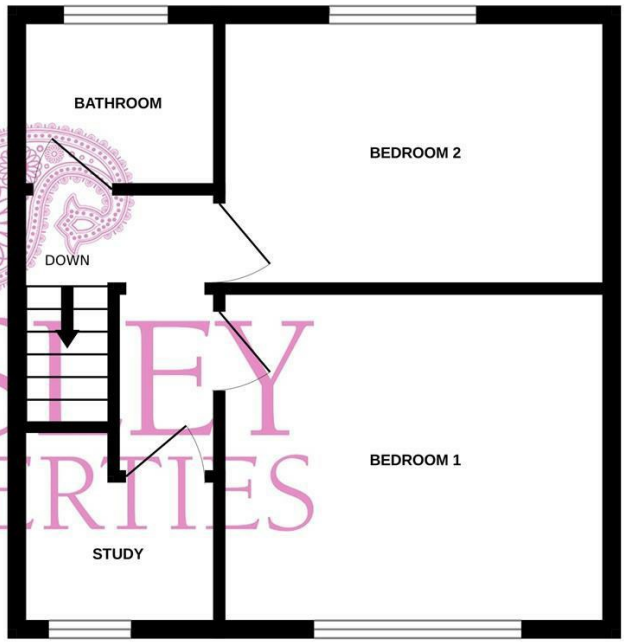
PAISLEY PROPERTIES

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.

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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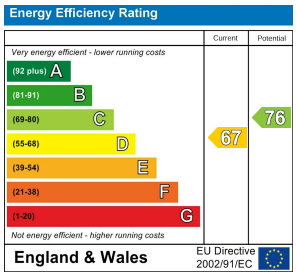

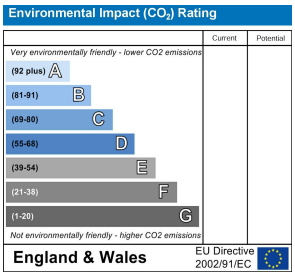

www.paisleyproperties.co.uk

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

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