Wilson Cottage, 495 Penistone Road,

£190,000















NO ONWARD CHAIN THIS TWO BEDROOM SEMI-DETACHED PROPERTY IS BURSTING WITH CHARACTER AND CHARM AND READY TO MOVE INTO. EXTERNALLY THE PROPERTY HAS AN ENCLOSED FRONT GARDEN, PAVED YARD SPACE TO THE REAR AND ON STREET PARKING CLOSE BY.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING E

PAISLEY PROPERTIES

ENTRANCE HALLWAY 4'4" apx x 4'3" apx
You enter the property through a composite door into a welcoming entrance hallway where there is space to remove and store outdoor clothing on arrival. A carpeted staircase ascends to the first floor and a door leads to the landing.

LOUNGE 16'4" apx x 13'1" apx




This spacious lounge boasts high ceilings and a timber clad chimney breast with a log burner in an inglenook fireplace with polished porcelain hearth as a stunning focal point. There is ample space for lounge furniture and built in cupboards to one of the alcoves. A large front facing window, looking out to the garden, allows natural light to flood in. Original exposed wooden floorboards run underfoot and a central contemporary ceiling light completes the room. Doors lead to the entrance hallway and dining kitchen.

KITCHEN 11'10" apx x 14'10" apx




Located to the rear of the property with windows to dual aspects, this farmhouse style kitchen has beams to the ceiling and is fitted with attractive timber wall and base units, white worktops, tiled splashbacks and an inset single bowl sink with mixer tap. Cooking facilities comprise a four burner gas hob and a recently installed electric fan oven. There are spaces and plumbing for a washing machine and slimline dishwasher and room to accommodate a tall fridge freezer. Stone flagged flooring runs underfoot and spotlights to the ceiling complete the room. An external door leads out to the garden and internal doors lead to the cellar and lounge.

CELLAR
Steps lead down from the kitchen to the cellar which has light and power and is great for storage.

FIRST FLOOR LANDING 5'10" apx x 7'3" apx
A carpeted staircase ascends to the first floor landing where doors lead to the two bedrooms and house bathroom.

BEDROOM ONE 12'3" apx x 8'9" apx




Located to the front of the property with a large window looking out over the front garden, this generous double bedroom is tastefully decorated and has ample space for freestanding bedroom furniture, it also has the added benefit of a walk in wardrobe.

BEDROOM TWO 7'3" apx x 10'0" apx




This charming double bedroom has a rear facing window, neutral décor and space for freestanding bedroom furniture. A door leads to the landing.

BATHROOM 7'8" apx x 7'8" apx





This contemporary bathroom is fitted with a white three piece suite comprising a bath with a thermostatic shower over and protective glass screen, a wall mounted curved wood effect vanity unit with handwash basin and mixer tap and a low level WC. Charcoal grey tiles adorn both the walls and floor and there are spotlights to the ceiling. A large obscure window allows natural light to enter. A door leads to the landing.

EXTERIOR





To the front of the property is an enclosed south facing garden space which has hedges to the perimeter giving it privacy from the road. A paved area adjacent to the house provides space for garden furniture. A path leads down the side of the property to a paved rear yard with space to accommodate the property's refuse bins.




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 B

PROPERTY CONSTRUCTION:
Standard

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property
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 - Mains Gas
Broadband - Suggested speeds up to 10 000 Mbps

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 has 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.

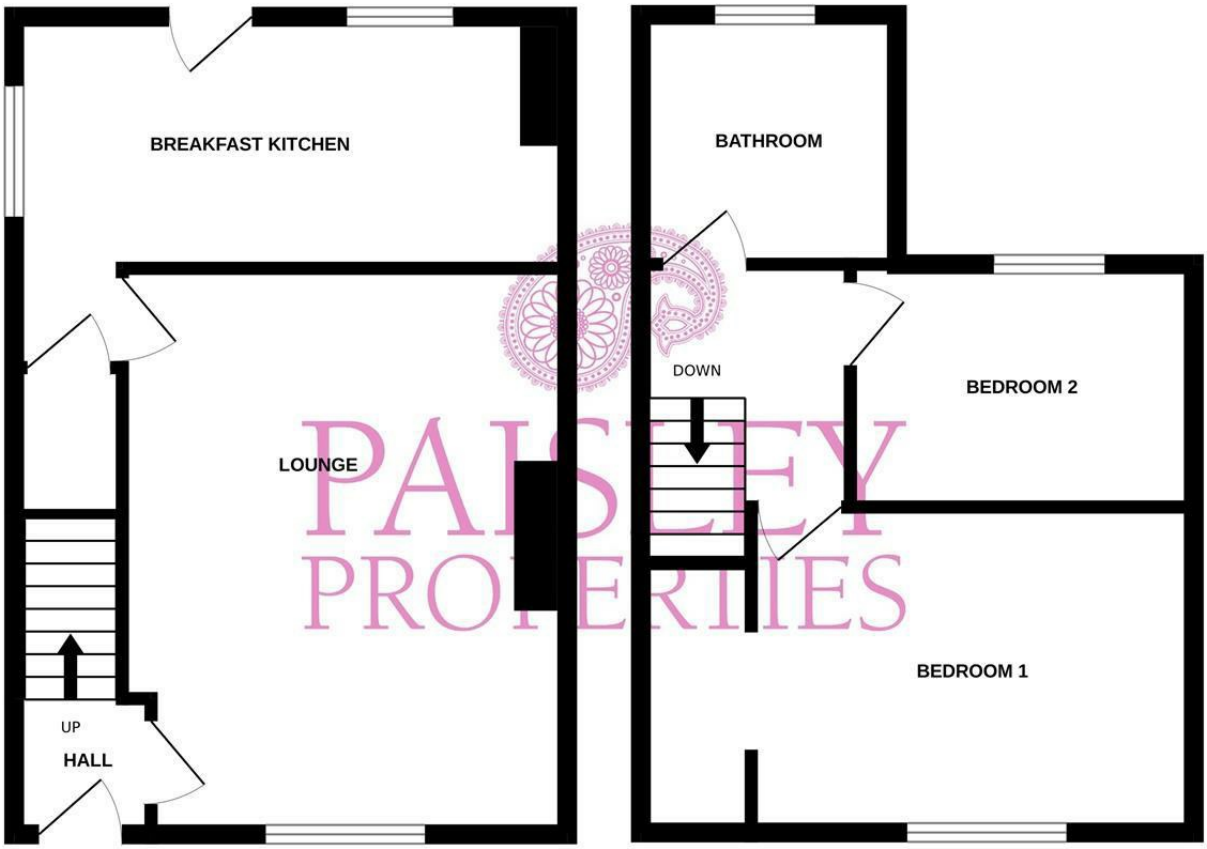
PAISLEY PROPERTIES
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to 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. *

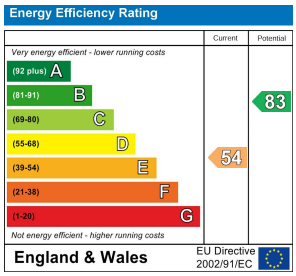
GROUND FLOOR

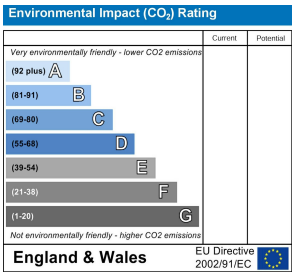
1ST FLOOR



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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