

11 The Ridgeways,
Linthwaite HD7 5NP

ASKING PRICE
£230,000



****BEST & FINAL OFFERS IN WRITING BY FRIDAY 27TH MARCH 12:00 NOON**** A WELL PRESENTED AND SPACIOUS THREE BEDROOM SEMI DETACHED WITH CONSERVATORY EXTENSION AND GARDENS IN PLEASANT CUL-DE SAC POSITION WITH ELEVATED VIEWS TOWARDS THE COLNE VALLEY AND EASY ACCESS TO VILLAGE AMENITIES AND SCHOOLING.

FREEHOLD / COUNCIL TAX BAND A / EPC: D

PAISLEY
PROPERTIES

ENTRANCE HALL



You enter the property through an attractive composite style front entrance door and into a welcoming hallway with space for coats, attractive spindled banister with stairs to first floor and doors leading to living room and kitchen.

LIVING ROOM 14'4" x 10'7" apx



A bright and spacious living room positioned to the front of the property featuring an electric stove effect fire set within a marble composite hearth and timber mantel surround, having generous space for freestanding furniture and a large double glazed window to the front allowing a good amount of natural light.



DINING KITCHEN 20'0" x 11'1" apx



Spanning the entire rear width of the property this is an immediately impressive open space offering a true central heart of family life and being fitted with a comprehensive range of cottage style wall and base cupboard units with contrasting solid oak work surfaces, inset single drainer stainless steel sink unit, space for slot in range cooker with contemporary cooker hood over, integrated appliances including washing machine, dryer, dishwasher and 'fridge/freezer, attractive wood flooring underfoot, recessed spotlighting to the ceiling, a generous space for dining table with useful understairs pantry/store, Upvc double glazed side entrance door, rear window and sliding patio doors leading to the conservatory.



CONSERVATORY 13' x 8'2 maximum



A superb addition to the accommodation positioned to the rear of the property and affording a versatile extra space for entertaining, every day family life or even home working space, if required, having custom made bench seating with feature storage beneath, further fitted shelving, wood effect flooring underfoot, Upvc double glazed windows with upper leaded lights and far reaching views and French doors with steps into rear garden.



FIRST FLOOR LANDING



Stairs ascend to the first floor to a spacious landing with space for freestanding furniture, doors to all bedrooms and loft hatch with pull down ladder giving easy access to a most useful boarded loft space with lighting.

BEDROOM ONE 13'9 x 12'1 maximum



Positioned to the front of the property is this good sized double bedroom being tastefully decorated with ample space for freestanding furniture and double glazed window to the front elevation.



BEDROOM TWO 9'10" x 12'9" apx



A second generous double bedroom currently utilised as both a bedroom and home office space with window to the rear elevation affording rooftop views towards the Colne valley.

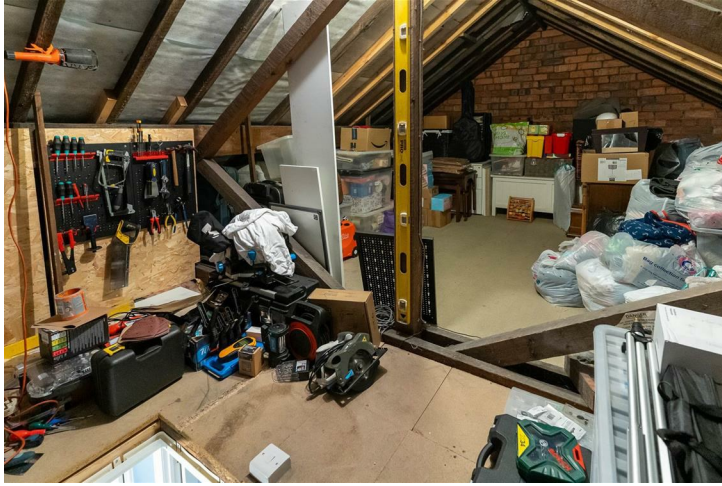
BEDROOM THREE 9'3" x 9'3" apx



A well proportioned large third single bedroom positioned to the front with useful over-stairs storage cupboard/ wardrobe and window to the front.



LOFT SPACE



Being insulated and boarded for storage with pull down ladders for easy access.

FAMILY BATHROOM 5'6" x 9'8" apx



Being of a good size, positioned to the rear and furnished with a modern white four piece suite with tiled surround including a low level wc, pedestal hand wash basin, panelled corner jacuzzi-style whirlpool bath unit with bath/shower mixer tap, separate shower cubicle, fitted chrome towel rail radiator and frosted rear window.



EXTERNAL FRONT



To the front a neat lawn with raised stocked borders and central path provides a buffer from the roadside with on street parking readily available to the frontage. Several neighbouring properties have created off street parking by dropping the kerb which may well be possible subject to relevant consents.

REAR GARDEN



Being fully enclosed, ideal for children and pets this generous rear garden space includes a tiered lawn, paved patio and space for storage shed with fenced and hedged boundaries providing a good degree of privacy and side pedestrian gate.



VIEWS



The property occupies an elevated position with far reaching roof top views to the rear towards the Colne valley.

***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band A

PROPERTY CONSTRUCTION:
Standard brick and block

RIGHTS OF WAY:
We are advised that there is a pedestrian right of way for neighbours to the front of the property.

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 sewerage
Electricity - Mains
Heating Source - Mains Gas
Broadband - available through both Sky & Virgin media

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 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.

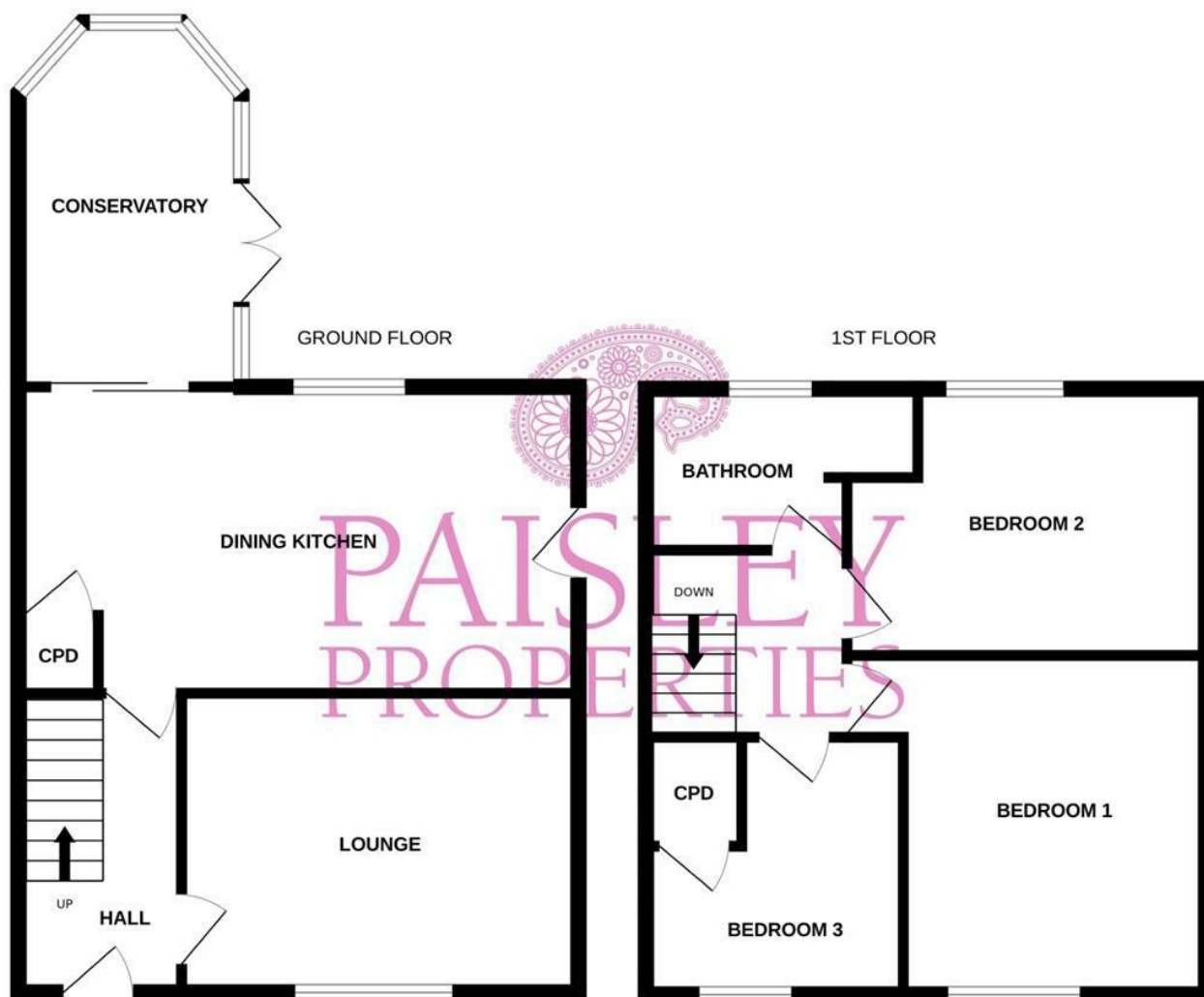
MORTGAGES

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. *

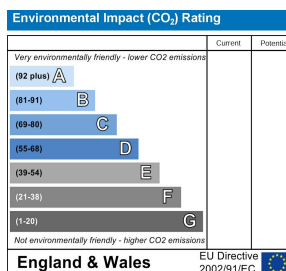
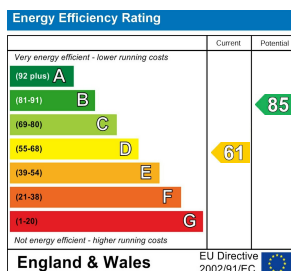
PAISLEY

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.



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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