133 Penistone Road, Kirkburton HD8 0RB

OFFERS AROUND
£325,000















****NO ONWARD CHAIN****
THIS DECEPTIVELY SPACIOUS CHARMING FOUR BEDROOM MID TERRACE PROPERTY OFFERS STYLISHLY PRESENTED ACCOMMODATION OVER FOUR FLOORS AND BENEFITS FROM OFF ROAD PARKING, A REAR PRIVATE GARDEN AND FAR REACHING COUNTRYSIDE VIEWS.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 5′2″ apx 14′11″ apx





You enter the property through a part glazed white uPVC door into a stylishly presented welcoming hallway which certainly sets the tone for the rest of the property. There is ample space to remove and store outdoor clothing and shoes on arrival. Striking white hexagonal porcelain tiles with contrasting grout run underfoot. An anthracite grey timber staircase ascends to the first floor landing and doors lead to the lounge, dining kitchen and cellar.

LOUNGE 11′3″ apx x 15′9″ apx




Positioned to the front of the property and simply flooded with natural light courtesy of a large window which allows natural light to enter, this spacious lounge has a multi fuel stove in an original marble fireplace with slate hearth as a focal point. A built in cupboard to one alcove provides storage and there is ample space for items of lounge furniture. High ceilings with decorative coving and a ceiling rose with a brass light fitting along with deep skirting boards give the room character. Oak effect laminate flooring runs underfoot. A door leads to the entrance hallway.





DINING KITCHEN & UTILITY 16′11″ apx x 12′8″ apx & 9′0″ x 6′11″





Spanning the full width of the rear of the property and continuing into the adjoining utility room, this fabulous, generously proportioned dining kitchen is a truly impressive space.

A beautiful original cast-iron Yorkshire range stove provides a wonderful focal point, retaining its original charm and still offering the option to be used as an open fire. An original set of built-in cupboards sits within one of the alcoves, adding further character and useful storage.

The dining kitchen is fitted with a stylish range of cream gloss wall and base units, complemented by luxurious Zebrano African hardwood worktops, white tiled splashbacks and a Belfast sink with chrome mixer tap. A striking black dual-fuel range cooker, with a matching black canopy hood above, provides the perfect centrepiece for cooking and entertaining. There is also ample space for a large dining table, making this an ideal room for family meals and social gatherings.

The kitchen continues into the adjoining utility that was newly fitted back in 2025. It features attractive sage green units, timber-effect worktops and a composite white single-bowl sink with mixer tap. The space is exceptionally well equipped with a range of Bosch integrated appliances, including a dishwasher, washing machine and tall fridge freezer.

Ceramic floor tiles run throughout the entire room, creating a practical and cohesive finish. A door leads from the utility room directly out to the rear of the property, while an internal door connects the dining kitchen with the entrance hallway.









CELLAR 10′1″ apx x 7′5″ apx
Accessed via a set of stone steps from the entrance hallway this fabulous keeping cellar is dry and has a stone slab and alcoves built into the walls for storage. It is a great place for storing household items.

FIRST FLOOR LANDING 5′4″ apx x 13′10″ apx




An anthracite painted timber staircase with a striking runner asends from the entrance hallway to the first floor landing where doors lead to the two double bedrooms, house bathroom and study. A further door leads to the staircase to the upper floor.

BEDROOM TWO 9′8″ apx x 9′9″ apx




This second double bedroom can be found to the rear of the property with a window offering views of the rear garden. It is neutrally decorated and there is ample space for freestanding bedroom furniture. A door leads to the landing.

HOUSE BATHROOM 12′5″ x 6′7″ extending to 11′1″ into doorway





This contemporary bathroom is simply beautiful and really needs to be seen to be truly appreciated, having a white suite comprising a freestanding bath tub, a quadrant shower enclosure wth a rainfall shower and handheld shower attachment, a vanity drawer unit with bowl style basin and concealed tap and a low level WC. The walls are partially tiled with wood effect tiles and co-ordinating mocha tiles run underfoot. A large obscure window allows natural light to flood in and a door leads to the landing.





BEDROOM ONE 11'2" apx x 15'0" apx





This wonderful double bedroom not only enjoys the most fabulous countryside views from its window but is wonderfully spacious, boasts neutral décor and a decorative cast iron fireplace. It benefits from sliding mirror wardrobes to the alcoves either side of the chimney breast and there is ample space to accommodate further items of bedroom furniture. A door leads to the landing.

STUDY 3'10" apx x 5'4" apx



Once again enjoying far reaching views from its window and flooded with natural light, this compact room is perfect as a study. A door leads to the landing.

SECOND FLOOR LANDING 5′0″ apx x 5′10″ apx
A carpeted staircase ascends from the first floor to the second floor landing where doors lead to the two bedrooms.

BEDROOM THREE 16′10″ apx x 10′5″ apx




Enjoying stunning far reaching views from its large window which also fills the room with natural light, this good sized neutrally decorated double bedroom has ample space for freestanding bedroom furniture. A door leads to the landing.

BEDROOM FOUR 9′11″ apx x 16′10″ apx




Nestled in the eaves, this good sized bedroom has neutral décor and ample space for items of bedroom furniture. A rear facing window gives views out to the garden and a door leads to the landing.

EXTERIOR





To the front of the property is a walled garden allowing the house to be set back from the road where there is roadside parking. There is a vehicular right of way behind the terrace row which gives access to a private parking space. Here there is also a large garden shed. A set of steps leads up to an attractive enclosed garden space which has a further shed for storage, a wood store, a lawned area and a patio with a pond creating the perfect haven in which to relax.





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:
Off road parking to the rear

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.
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 1800 Mbps download and 220Mbps upload.

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

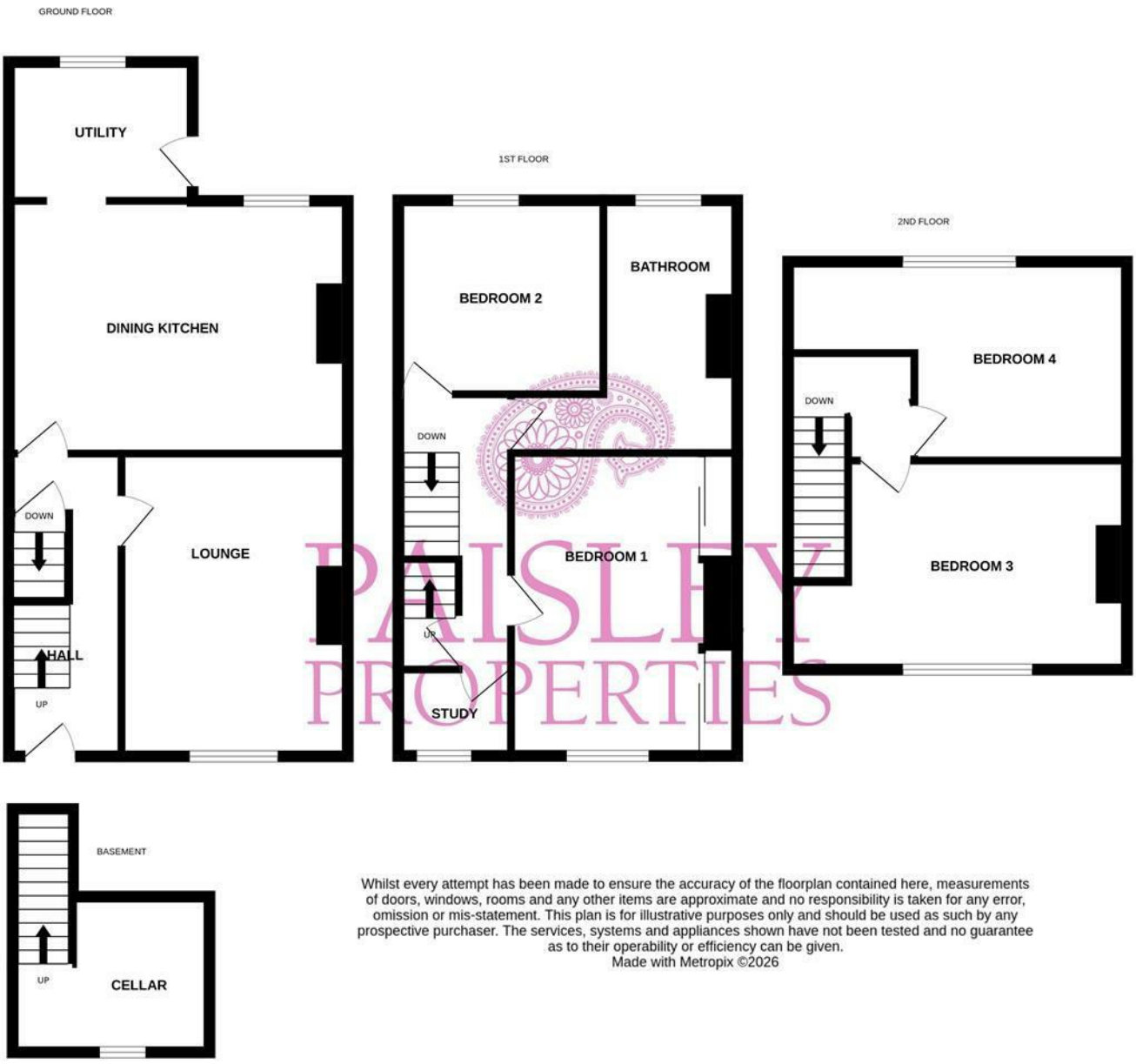
AGENTS NOTES
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

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.

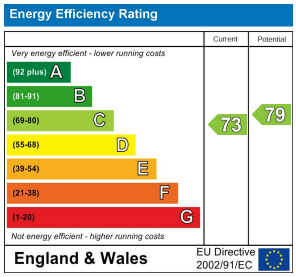
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Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

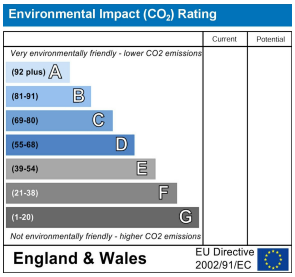
PAISLEY SURVEYORS
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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