



A MOST INTRIGUING ONE BEDROOM WEAVERS COTTAGE OVER-DWELLING AFFORDING CHARACTERFUL YET MODERNISED ACCOMMODATION WITH PAVED COURTYARD GARDEN, IDEAL AS A FIRST HOME OR POTENTIAL DOWN-SIZE AND LOCATED CLOSE TO SOUGHT AFTER WOOLDALE VILLAGE, REGARDED SCHOOLING AND NEARBY HOLMFIRTH.

FREEHOLD / COUNCIL TAX BAND A / EPC: E

## DINING KITCHEN 13' x 10'10 max



You enter the property to the rear elevation through a Upvc double glazed stable style door with obscured glass leading into a most welcoming and characterful dining kitchen being fitted to a high standard with a comprehensive range of cottage style wall and base cupboard units with contrasting timber work surfaces with inset ceramic Belfast sink, integrated electric oven, four ring gas hob with contemporary extractor hood over, recessed spotlighting to the ceiling, space for dining table, double glazed window overlooking courtyard garden, ceiling hatch giving access to useful loft space and doors to living room and Utility.

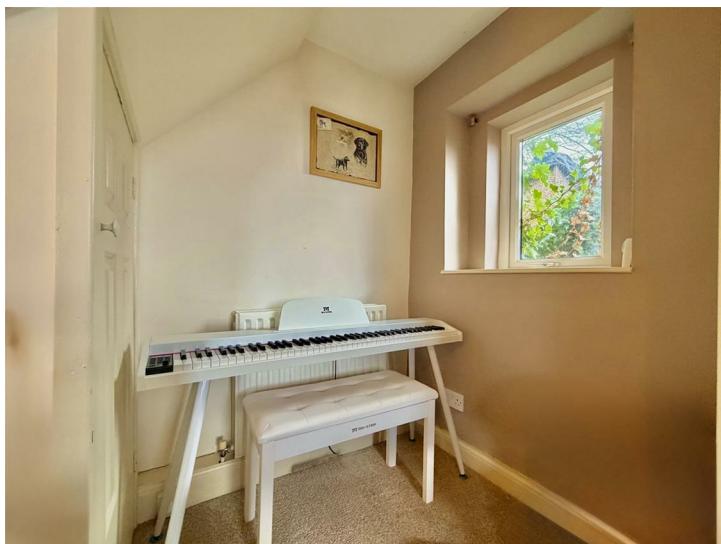




### **UTILITY STORE 6'3 x 4'5 ave**

An extremely useful addition to the accommodation having plumbing for automatic washing machine with part tiled surround, window to the side, useful shelving and space for household, utility and cloaks storage.

### **STAIRS**



An open staircase with attractive spindled balustrade ascends from the living area to the first floor.

## LIVING ROOM 15'2 x 13'4 max



A cosy yet surprisingly spacious living room positioned to the front of the property being neutrally decorated with ample space for free standing furniture, a feature decorative fireplace (no fire) with marble effect hearth and wood mantle, fitted media shelving, beams to the ceiling, two double glazed windows to the front elevation affording elevated rooftop views, a further useful study space beneath the stairs with useful understairs storage and side window and open staircase leading to the first floor.



## FIRST FLOOR LANDING



Stairs ascend from the living room to the first floor landing which is neutrally decorated with Upvc double glazed side window allowing light to flood in, beams to the ceiling, a spindled balustrade and doors to bedroom and shower room.

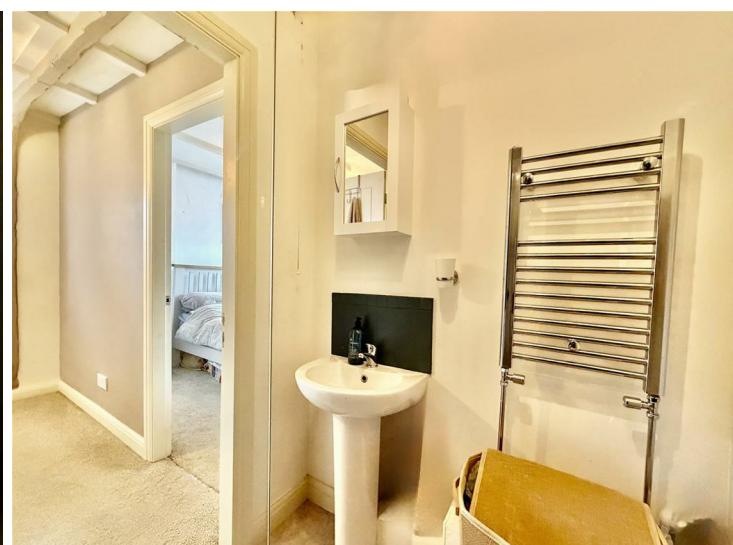
## BEDROOM 13'6 x 9'3 max



A generously proportioned double bedroom positioned to the front of the property having space for freestanding furniture and two Upvc double glazed windows to the front elevation with far reaching views over the roof tops and beyond.



#### **SHOWER ROOM 7'3 x 4'9 max**

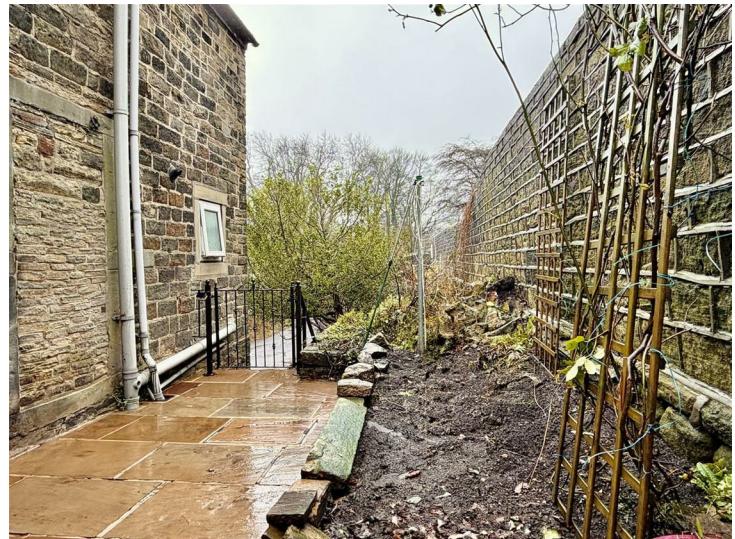


Being furnished with a modern three piece white suite with part panelled surround comprising a low flush w.c, pedestal hand wash basin, walk-in shower cubicle with rainfall shower, fitted chrome vertical ladder radiator and fitted extractor fan.

## EXTERNAL & GARDEN



The property is accessed to the rear via attractive paved steps leading up to a private pedestrian gate to the courtyard garden which is attractively paved with raised borders and high walled boundary with space to grow and door giving access to the property via the rear kitchen. There is on street parking available to the front of the property on a first come, first served basis.



## **\*MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

On Street only

DISPUTES:

There have not been any neighbour disputes

RIGHTS OF WAY:

We are advised that a neighbouring property has infrequent pedestrian access for maintenance and rear window cleaning for which the vendor currently has annual indemnity insurance.

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 - TBC

ENVIRONMENT:

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

## **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.

## **PAISLEY**

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. \*

## **MORTGAGES**

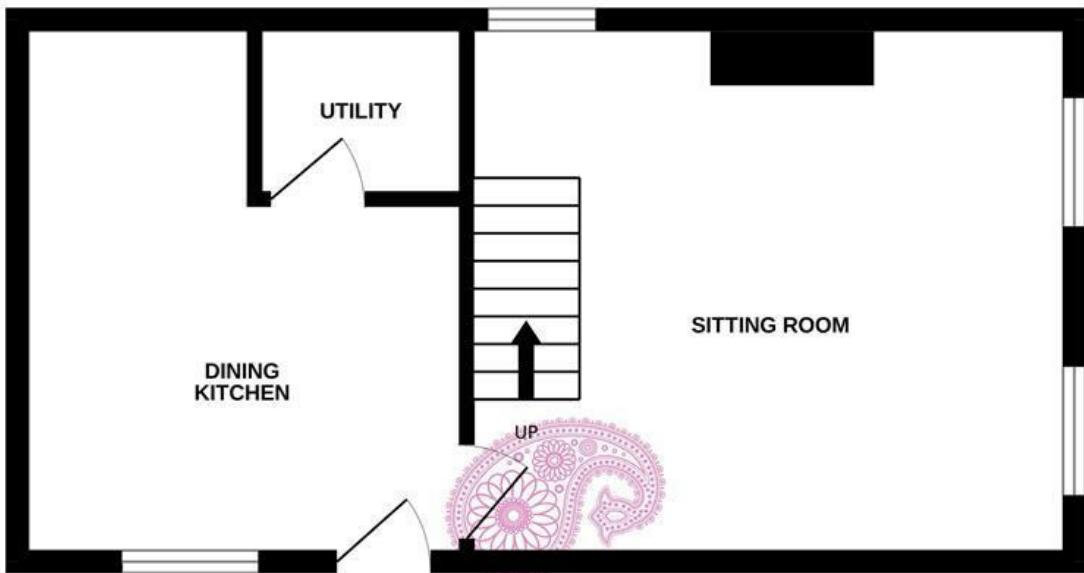
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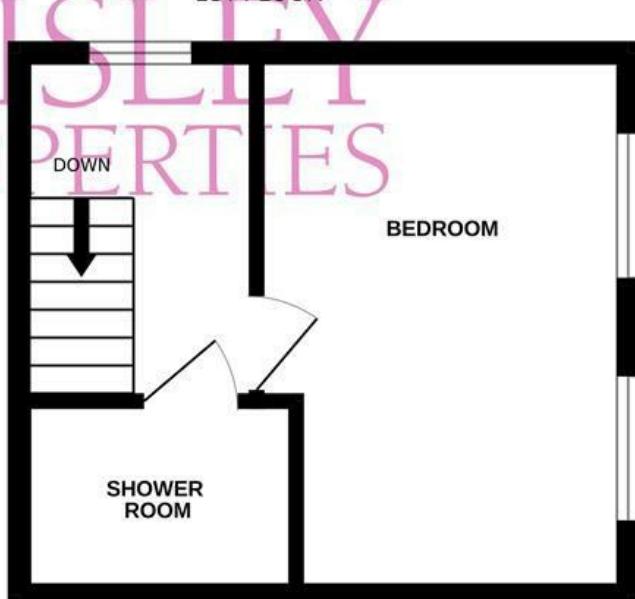
## **SURVEY TEXT**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

## GROUND 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		100+
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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PROPERTIES