



THIS THREE BEDROOM STONE BUILT END TERRACE PROPERTY IS NEATLY PRESENTED AND OFFERS SPACIOUS ROOM SIZES THROUGHOUT. IT BOASTS A PRIVATE REAR LOW MAINTENANCE GARDEN AND ROADSIDE PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

ENTRANCE HALLWAY 4'8" x 22'1" max

You enter the property through a heritage green composite door into a welcoming entrance hallway which has a striking tiled patterned floor and space to remove outdoor clothing on arrival and space for storing those items in a large under stairs cupboard. A white spindled staircase ascends to the first floor landing. A door leads to the lounge and a further exterior door provides access out to the back garden.



LOUNGE 11'10" x 14'7" max

Located to the front of the property with a window overlooking the lane, this gorgeous lounge has a really cosy feel with a woodburning stove in an inglenook fireplace creating a beautiful focal point in the room. There is wood effect laminate flooring underfoot and painted timber beams adorn the ceiling. Alcoves either side of the chimney breast create perfect homes for freestanding items of furniture. A large archway opens to the kitchen and a door leads to the hallway.



DINING KITCHEN 8'5" x 12'11" max

Light and airy with windows to dual aspects offering views of the rear garden and out to the side, this charming kitchen is fitted with dove white base and wall units with slimline timber worktops, white metro tiled splashbacks and a Belfast sink and drainer with mixer tap over in an attractive copper finish. There is plenty of room for a dining table. Cooking facilities comprise of a freestanding gas cooker with a stainless steel extractor fan over. There is space for a tall fridge freezer and plumbing for a washing machine and slimline dishwasher. Wood effect laminate flooring runs under foot and once again there are attractive painted timber beams to the ceiling. A large opening leads into the lounge.



FIRST FLOOR LANDING 6'11" x 4'3" max

A carpeted staircase ascends from the hallway to the first floor landing which has space to accommodate a piece of furniture. Doors lead to the three bedrooms and house bathroom.



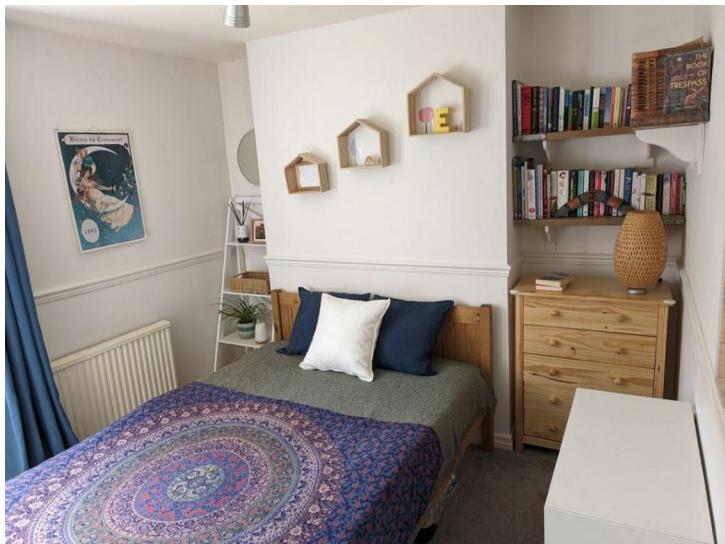
BEDROOM ONE 11'5" x 10'11" max

Positioned to the front of the property with a window overlooking the lane, this fantastic double bedroom is tastefully decorated. Alcoves either side of the chimney breast make perfect places for freestanding bedroom furniture. A door leads to the landing.



BEDROOM TWO 9'7" x 9'7" max

This second double bedroom can be found to the rear of the property with a window which overlooks the garden. The room is neutrally decorated and has ample space for items of freestanding bedroom furniture. A door leads to the landing.



BEDROOM THREE 7'8" x 7'8" max

Located to the front of the property with a window which gives views of the quiet lane this single bedroom has wood effect laminate underfoot and ample space for a single bed and associated bedroom furniture. A door leads to the landing.



HOUSE BATHROOM 9'6" x 7'8" max

The house bathroom is really quite special with lots of character features. It is fitted with a three-piece suite in white which comprises a bath, a vanity unit with wash basin and mixer tap and a low-level WC. This sits alongside a quadrant shower enclosure which is fitted with an electric shower. Attractive sage green tiles on the walls and rustic timber shelving to the alcove and to the windowsill offer interest. Wood effect plank LVT flooring runs under foot, a cupboard provides storage and has a hatch which leads to the loft. A door leads to the landing.



EXTERIOR

Externally, the property has a tiered low maintenance rear garden which has planted beds and a garden shed for storage. A path leads from the rear garden round the side of the property to the front where there is roadside parking available.



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 brick and block

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.

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 100 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 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 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.

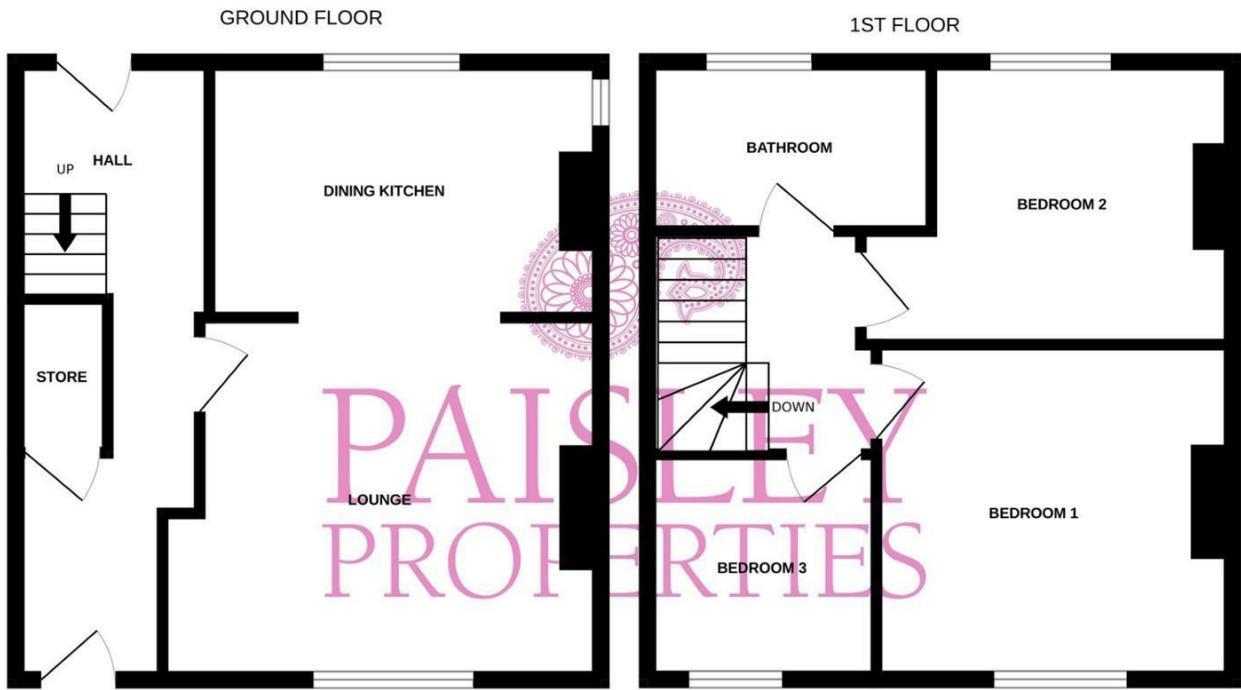
PAISLEY MORTGAGES

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. *

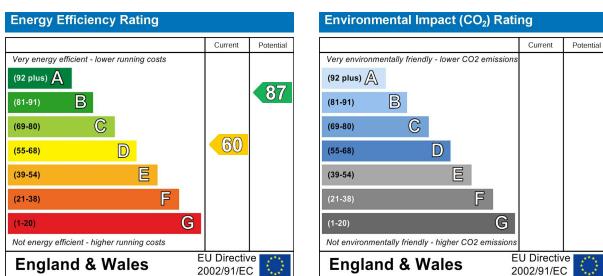
PAISLEY SURVEYORS

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.



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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