

47 Fairfield Rise,  
Kirkburton HD8 0SS

75% SHARED OWNERSHIP  
£172,500



\*\* NO ONWARD CHAIN \*\* SHARED OWNERSHIP 75% SHARE OF THIS FABULOUS DETACHED RETIREMENT BUNGALOW WITH SPACIOUS ROOM SIZES, A SUPERB REAR GARDEN WITH SUMMER HOUSE AND PRIVATE PARKING SPACE.

LEASEHOLD 68 YEARS REMAINING / MONTHLY MANAGEMENT FEE & RESTRICTIONS APPLY / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY  
PROPERTIES

### **ENTRANCE PORCH 5'2" x 5'8"**

You enter the property through a part glazed UPVC door into the entrance porch which has wood effect laminate flooring underfoot. A large window allows natural light to flood in and a large glazed panel looks into the kitchen. A ceiling hatch gives access to the loft. Doors lead to a large storage cupboard which houses the property's central heating boiler and a further door leads to the lounge.



### **LOUNGE 17'4" x 9'8"**

Positioned to the front of the property and enjoying views of the quiet street from its front facing window this good size lounge has an electric fire as a focal point to one wall. There are two flush glass light fittings and carpet under foot. Door lead to the hallway and the entrance porch.



### **HALLWAY 3'11" x 8'10"**

The spacious hallway has wood effect laminate flooring underfoot. A hatch gives access to the loft and doors lead to the lounge, kitchen, two bedrooms and house bathroom.



### **KITCHEN 9'0" x 10'2"**

This L shaped kitchen is fitted with beech effect base and wall units, model laminate worktops, cream tiled splashbacks and a black one and a half bowl sink and drainer with a chrome mixer tap. Cooking facilities comprise of a gas hob with a concealed extractor fan over and an electric oven. Integrated appliances include a dishwasher and there is space for a tall fridge freezer and space and plumbing for a washing machine. Wood effect laminate flooring runs underfoot and there are spotlights to the ceiling. A side facing window and a large glazed panel to the porch allow natural light to enter and a door leads to the hallway.



### **BEDROOM ONE 9'7" x 14'1"**

Located to the rear of the property and enjoying views of the garden and countryside beyond from its window, this good sized double bedroom is neutrally decorated and benefits from sliding walnut effect wardrobes to one wall. Wood effect laminate runs underfoot. A door leads to the hallway.



### **BEDROOM TWO / DINING ROOM 9'0" x 8'6"**

Again positioned to the rear of the property, this versatile room could be used as a formal dining room or alternatively as a bedroom. Wood effect laminate flooring runs under foot and light floods into the room from the sliding patio door which leads out to the conservatory. A door leads to the hallway.



### **CONSERVATORY 9'3" x 8'10"**

This fabulous addition to the property offers superb views of the garden and countryside beyond. It has dwarf walls and white UPVC frames with a polycarbonate roof fitted with a ceiling fan. Hardwearing vinyl flooring runs underfoot. A set of French doors leads out to the garden and a sliding patio door gives access back into the house.



### **BATHROOM 7'1" x 5'8"**

This modern bathroom is fitted with a curved vanity suite incorporating a concealed cistern W.C., storage cupboards, a hand wash basin with mixer tap and a curved shower bath with an electric shower and a glass shower screen. The room is partially tiled with white tiles. Practical laminate flooring runs underfoot and a chrome heated towel rail completes the room. An obscure side facing window allows natural light to enter and a door leads to the hallway.



### **REAR GARDEN**

Externally, the property does not disappoint as it boasts a generous rear garden space which is mainly laid to lawn with a small decked base for a shed and a path which leads to a timber summer house. Beyond the garden are fields which have recently had trees planted and open countryside.



### **FRONT & PARKING**

To the front of the property is an open garden with an attractive Japanese Acer tree as a focal point; a driveway with parking for one vehicle runs to the side

## **MATERIAL INFORMATION**

### TENURE:

Leasehold

### LEASEHOLD:

Length of lease - 99 YEARS

Start date - 1994

Years remaining - 68 YEARS

### ADDITIONAL COSTS:

Service charge - £ 858.84 (PAID IN MONTHLY INSTALMENTS OF £71.57)

### COUNCIL AND COUNCIL TAX BAND:

Kirklees BAND C

### PROPERTY CONSTRUCTION:

Standard brick and block

### PARKING:

Driveway

### RIGHTS AND RESTRICTIONS:

Housing association restrictions apply.

### 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.

### 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 xxx 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](mailto: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](mailto: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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

