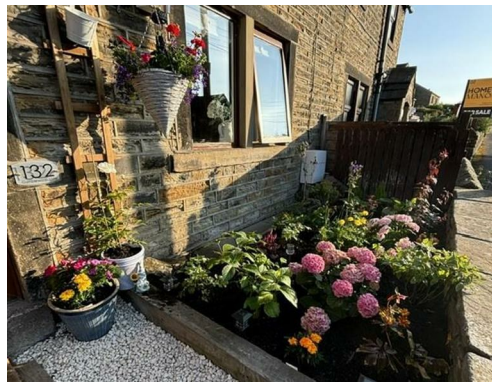


132 Cumberworth Lane,  
Lower Cumberworth HD8 8PG

OFFERS AROUND  
£195,000



THIS IS A GORGEOUS TWO-BEDROOM SEMI-DETACHED COTTAGE  
WITH GARDENS, POSITIONED IN A QUINT VILLAGE.  
FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: D

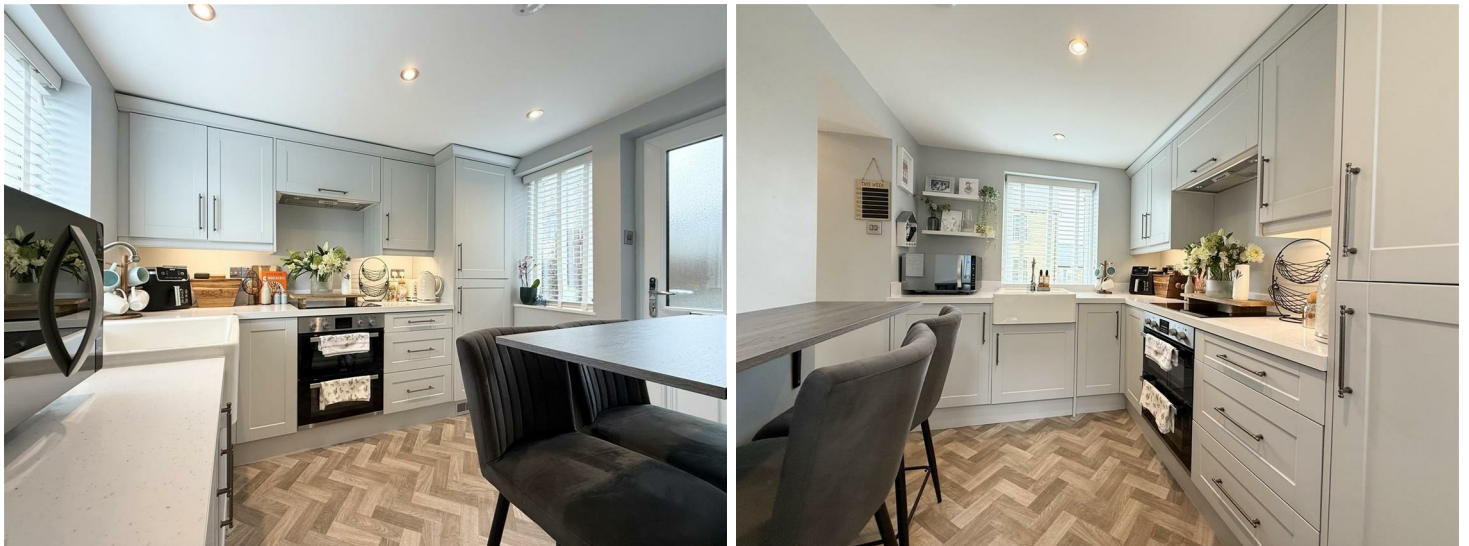
PAISLEY  
PROPERTIES

### **ENTRANCE HALL 6'6" approx x 3'4" approx**



You enter the property through a part-glazed, oak-effect uPVC door into the entrance hall, where there is space to remove outdoor coats and shoes. An understairs cupboard provides excellent storage for household items; the vendor is also housing a tumble dryer here. There is an opening to the breakfast kitchen, and an attractive timber door with wrought iron hardware leads to the lounge. Parquet-effect vinyl flooring completes the space.

### **BREAKFAST KITCHEN 9'3" approx x 7'3" approx**



Beautifully finished, this kitchen is fitted with pale grey shaker-style wall and base units with antique silver/pewter handles, granite-effect worktops with matching upstands, and a lovely ceramic Belfast-style sink with mixer tap. Integrated appliances include a fridge freezer, double oven, four-ring electric hob, concealed extractor fan, and a washing machine. A fitted breakfast bar provides the perfect place for informal dining, and dual-aspect windows allow natural light to flood in. There is spot lighting, parquet-effect vinyl flooring, a part-glazed uPVC external door which opens to the rear patio area, and an opening leading to the entrance hall.

## LOUNGE 14'11" approx x 12'9" approx



This generously sized lounge enjoys stylish décor in soft tones to complement the stunning character features, which include a stone fireplace housing a wood-burning stove, exposed timber ceiling beams, and exposed stone around the front-facing window. There is an abundance of space for a range of lounge furniture, and, if desired, the room could accommodate a dining table and chairs. There is spot lighting to the ceiling, a timber door leads to the entrance hall, and an open staircase ascends to the first-floor landing.

## FIRST FLOOR LANDING



A skylight allows natural light to cascade down over a split-level staircase, which rises to the first-floor landing. From the landing, attractive timber doors with wrought iron hardware lead to the two bedrooms and house bathroom.

The property is also fitted with a Positive Input Ventilation system, with the vent located here.

### **BEDROOM ONE 14'10" max x 9'3" max**



This double bedroom is almost L-shaped and boasts a dressing area with wardrobes and space for a dressing table. The room has been elegantly decorated in neutral tones and features an exposed timber ceiling beam alongside dual-aspect windows, both with exposed stone surrounds. There are spotlights to the ceiling, a hatch providing access to the loft space, and a timber door leading to the landing.

### **BEDROOM TWO 6'9" max x 6'5" approx**



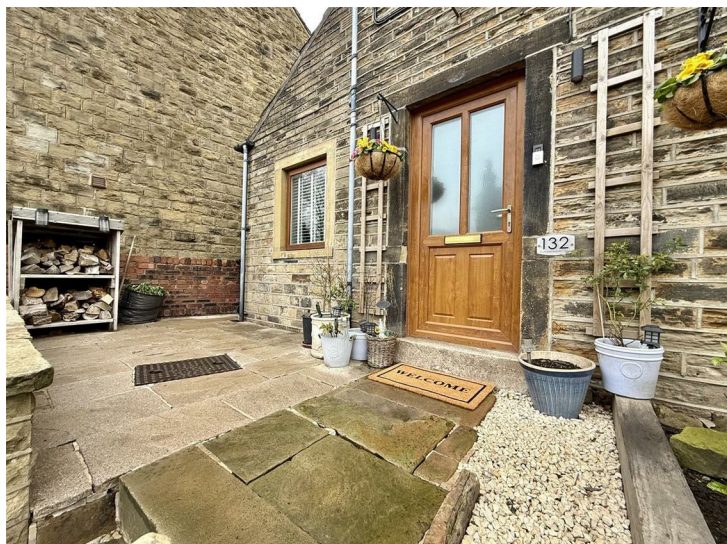
Positioned to the rear of the property, this pretty second bedroom is currently set up as a study but would also make a fantastic nursery or walk-in wardrobe. There is built-in shelving and a seat creating a small reading nook over the bulkhead; alternatively, a bespoke single bed could be fitted here. A rear-facing window with exposed stone and a timber door leading to the landing complete the room.

## BATHROOM 7'0" approx x 5'4" approx



Comprising a three-piece suite including a corner bath with seat, mixer tap, and electric shower over, a pedestal hand wash basin with mixer tap, and a low-level W.C., this bathroom is fully tiled with decorative wall tiles and has tile-effect vinyl flooring. The room also benefits from a chrome heated towel rail, spot lighting, an extractor fan, and a timber door leading to the landing.

## FRONT



To the front of the property is a well-stocked flower bed and a good-sized patio area, perfect for outdoor furniture, pots, and planters. There is access to the side of the property, which leads to the rear.

## REAR



Hidden away behind the house is this quaint second sitting area. With direct access into the kitchen, this is the ideal place for al fresco dining.

### NOTES

Throughout the house, there are also brushed chrome sockets and switches.

## **'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 brick and block

PARKING:  
On Street Parking

RIGHTS AND RESTRICTIONS:  
None.

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have been structural alterations to the property. An indemnity policy was put in place when our client purchased the property. 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 1000mbps

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

## **'Agent Notes'**

AGENT 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.

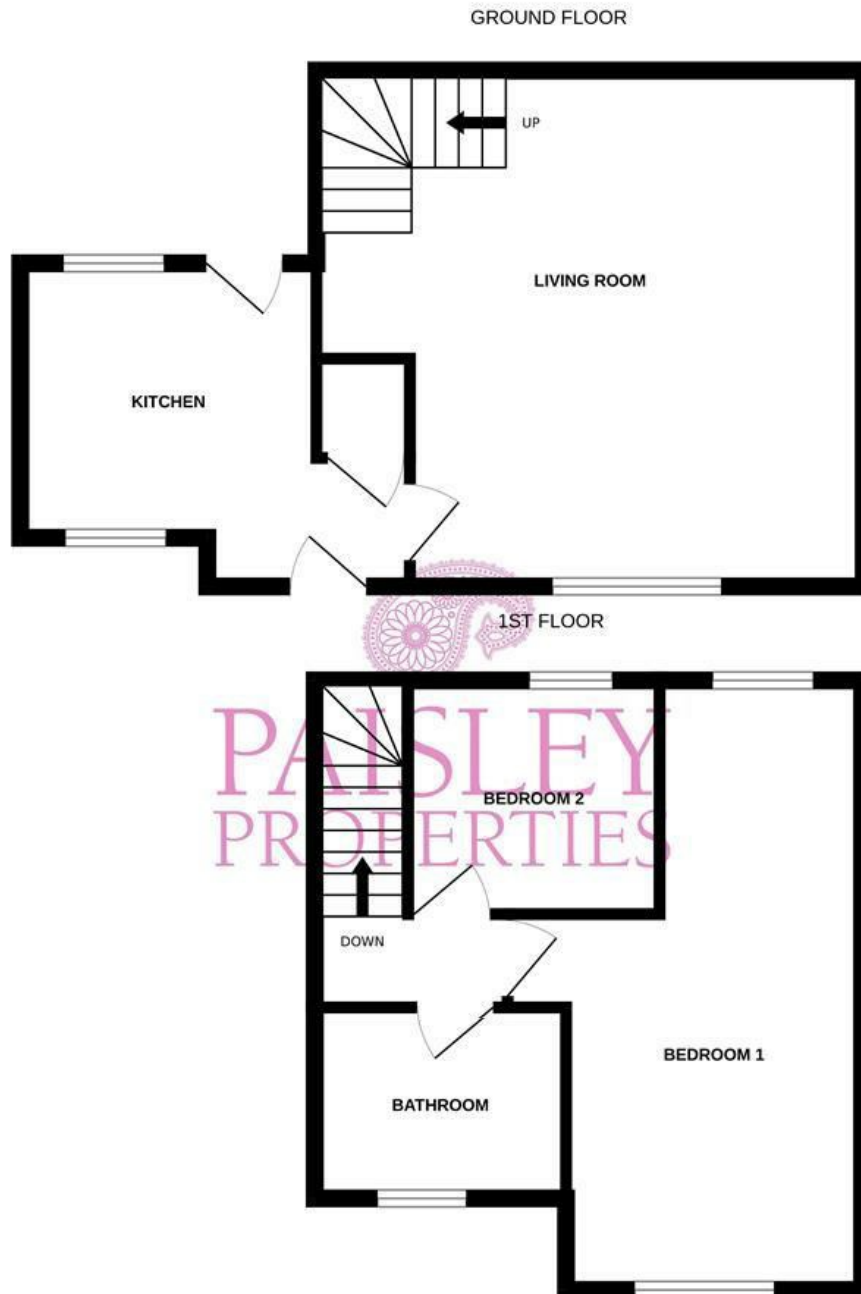
**'Paisley Properties'**

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 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. \*



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) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>60</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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)

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**PAISLEY**  
PROPERTIES