



****NO ONWARD CHAIN**** THIS TWO BEDROOM END TERRACE COTTAGE IS SIMPLY BURSTING WITH POTENTIAL. IT HAS A LOW MAINTENANCE GARDEN TO THE SIDE AND ROADSIDE PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E

ENTRANCE HALLWAY 4'6" apx x 3'8" apx

You enter the property through a white uPVC door into the entrance hallway. There is a large understairs cupboard perfect for storing household items which would have allowed access to the cellar. Doors lead to the dining kitchen and the lounge.

DINING KITCHEN 12'7" x 12'0" narrowing to 7'7"



Simply flooded with natural light courtesy of windows to dual aspects this L-shaped dining kitchen is fitted with oak base and wall units, mottled laminate worktops, tiled splashbacks and a single bowl oatmeal sink and drainer with a chrome mixer tap. Cooking facilities comprise an electric hob with a stainless steel extractor fan over, an electric fan oven and an integrated microwave. Integrated appliances include an under counter fridge, under counter freezer and there is space and plumbing for a washing machine. There is grey wood effect vinyl flooring to the kitchen area whilst the dining area has carpet underfoot. Here there is space to accommodate a dining table and chairs. A door leads to the entrance hallway.

LOUNGE 12'2" apx x 14'10" apx



Again, light and airy courtesy of windows to dual aspects, one of which offer far reaching countryside views, this spacious lounge has a gas fire in a polished granite effect surround as a focal point and plenty of room for lounge furniture. A staircase ascends to the first floor and a door leads to the entrance hallway.

FIRST FLOOR LANDING 5'6" apx x 5'9" apx

A carpeted staircase with a timber and wrought iron balustrade ascends to the first floor landing. There is a hatch allowing access to the loft and doors leading to the two bedrooms and house bathroom.

BEDROOM ONE 12'8" apx x 9'8" max

This double bedroom has a side facing window allowing natural light to flood in. There are high level built in cupboards to one wall and an alcove provides the perfect place for a wardrobe. A glazed door leads to the landing.

BEDROOM TWO 9'0" apx x 11'11" apx

This second double bedroom has a window offering countryside views. There is ample space for freestanding bedroom furniture. A glazed door leads to the landing.

HOUSE BATHROOM 5'5" apx x 8'11" apx



The house bathroom is fitted with a shell design white three piece suite comprising a bath with an electric shower and protective glass screen, a pedestal hand wash basin with chrome taps and a low level WC. The walls are fully tiled with blue and cream tiles with a decorative shell design border. The ceiling is panelled with PVC boards with spotlights. A large built in cupboard provides storage for bathroom essentials and towels. Vinyl flooring runs underfoot. An obscure window allows natural light into the room and an obscure glazed door leads to the landing.

EXTERIOR



The property benefits from a low maintenance garden space to the side which is paved and could potentially be used as off road parking if desired. A path leads round to the rear of the property for maintenance purposes.

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:

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. 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 1000 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

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.

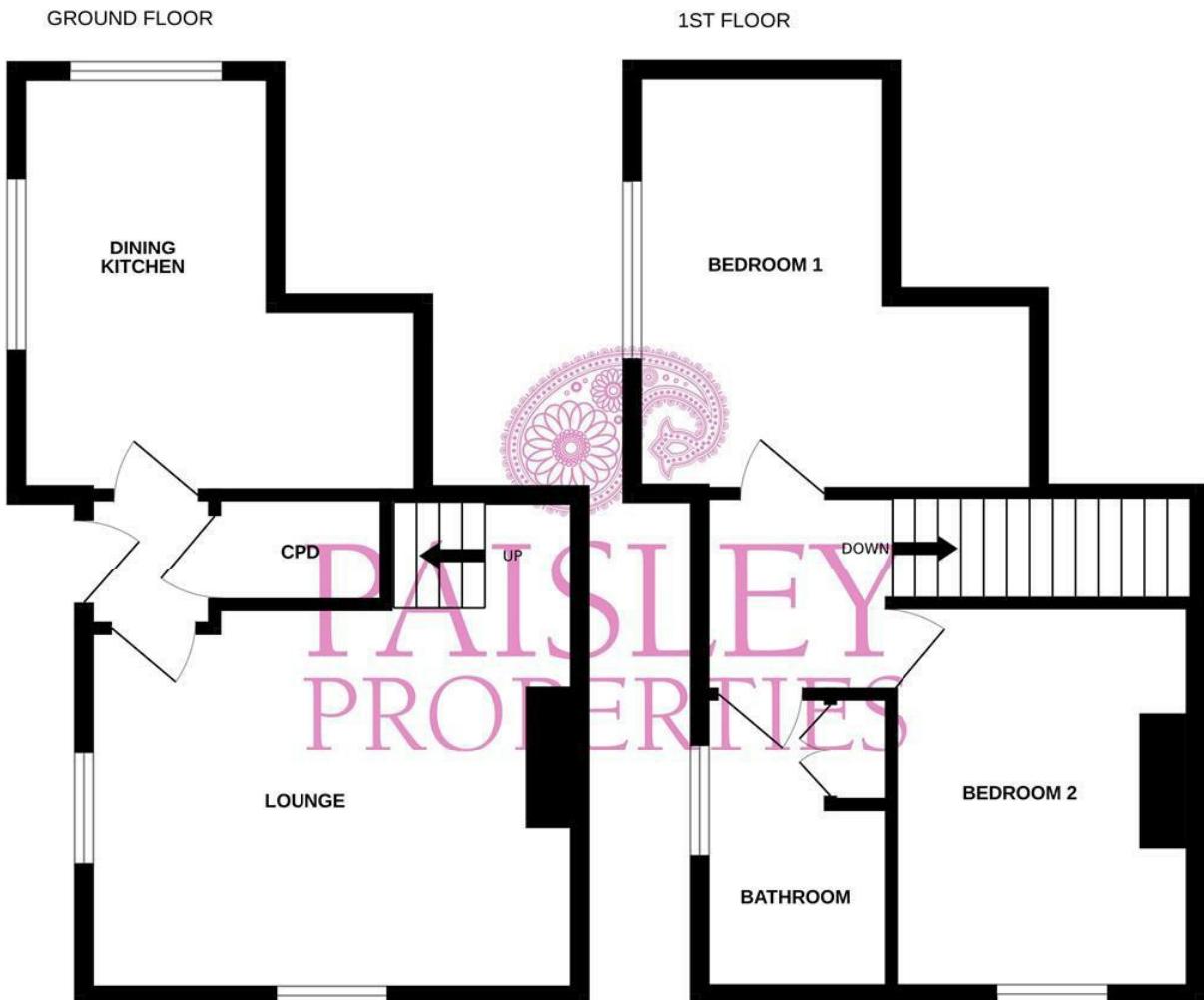
PAISLEY MORTGAGES

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

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

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