



THIS SPACIOUS TWO BEDROOM END TERRACE PROPERTY BOASTS A BEAUTIFUL GARDEN, OUTDOOR OFFICE AND STREAM SIDE LOCATION. THERE IS ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: D

## ENTRANCE HALL

You enter the property through a recently fitted part glazed composite door into this entrance hall which has a staircase rising to the first floor landing, solid oak flooring and a part glazed door which opens to the lounge.

## LOUNGE 14'0" max x 14'0" apx

Having been lovingly updated while keeping all the original features this large lounge has plenty of space for a range of furniture alongside a stunning feature fireplace with slate effect hearth which houses a wood burning stove. There are alcoves either side of the chimney breast, a front facing window with original stain glass panel set into new wood grain effect uPVC frames and solid oak flooring. Glazed doors lead to the entrance hall and dining kitchen.



## DINING KITCHEN 17'2" apx x 7'6" apx

Spanning the width of the property this good sized dining kitchen has room to accommodate a dining table and chairs and is fitted with shaker style cream wall and base units, pull out cupboards, wood effect work surfaces, tiled splashbacks and a stainless steel sink and drainer with mixer tap. There is a electric Neff oven, Neff four ring gas hob, extractor fan, integrated washing machine and dishwasher in addition to space for a free standing fridge freezer. The property's Worcester Bosch central heating boiler is neatly housed in a wall cupboard. Dual aspect windows allow natural light in, there is solid oak flooring, doors leading to the lounge and pantry and an external composite door which opens to the garden.



## PANTRY

This handy pantry/under stairs cupboard provides good extra storage space, including room to accommodate a tumble dryer, and also houses the updated fuse board.

## FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing where there are timber doors leading to the two bedrooms and bathroom. There is also a ceiling hatch with fold down ladder which gives access to the partly boarded loft space.

### BEDROOM ONE 15'5" max x 10'10" max

This is an exceptionally spacious main bedroom which offers room for a selection of freestanding bedroom furniture alongside built in wardrobes and cupboards. The room is flooded with light courtesy of the two front facing windows which also boast the original stain glass panels set into new wood grain effect uPVC frames. There is a feature cast iron fireplace, the room is decorated in soft tones, has engineered wood flooring and a door which leads to the landing.



### BEDROOM TWO 10'9" apx x 9'0" apx

A second, well proportioned double bedroom this room has a rear facing window, laminate wood effect flooring and a door which leads to the landing.



### BATHROOM 7'8" apx x 7'5" apx

Comprising of a stylish white four piece suite including oval bath with mixer tap and shower attachment, corner shower cubicle with mains fed, dual head shower, square hand wash basin with mixer tap which sits on a wall hung vanity unit with drawers and a low level W.C. The room is partially tiled in attractive wall tiles, has a vintage style heated towel rail, obscure glazed rear facing window and splash proof quality wood effect laminate flooring. A door leads to the landing.



## GARDEN OFFICE / ROOM

This superb addition to the property offers a versatile additional room which makes the perfect home office. Alternatively it would be a wonderful art/croft/reading/hobby space. It is insulated with light and power, has windows over looking the garden and glazed double doors.



## GARDEN

Sitting alongside the meandering stream, this well stocked, south west facing, cottage garden wraps around three sides of the property and has lawn, flower beds, patio, space for sheds and an outhouse. This secluded garden is the ideal place to sit out and enjoy the tranquil surroundings. A gate opens to a balcony area which looks over the stream, a idyllic position to sit and appreciate the visiting wildlife. The property and gardens are access via a streamside path, but there is also access down the rear of the property.





## **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: Number 26 has a right of access to and from the property to the front and rear. There is no access over number 26 land. Please note the property is the end terrace and accessed via foot along the front and rear of the neighbouring properties.

DISPUTES: There have not been any neighbour disputes.

### **BUILDING SAFETY:**

There have not been any 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 Central Heating and a Wood Burning Stove

Broadband - Suggested speeds up to 100Mbps

### **ENVIRONMENT:**

The property is positioned next to a stream, information regarding this is available upon request. Denby Dale was historically a coal mining area.

### **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.

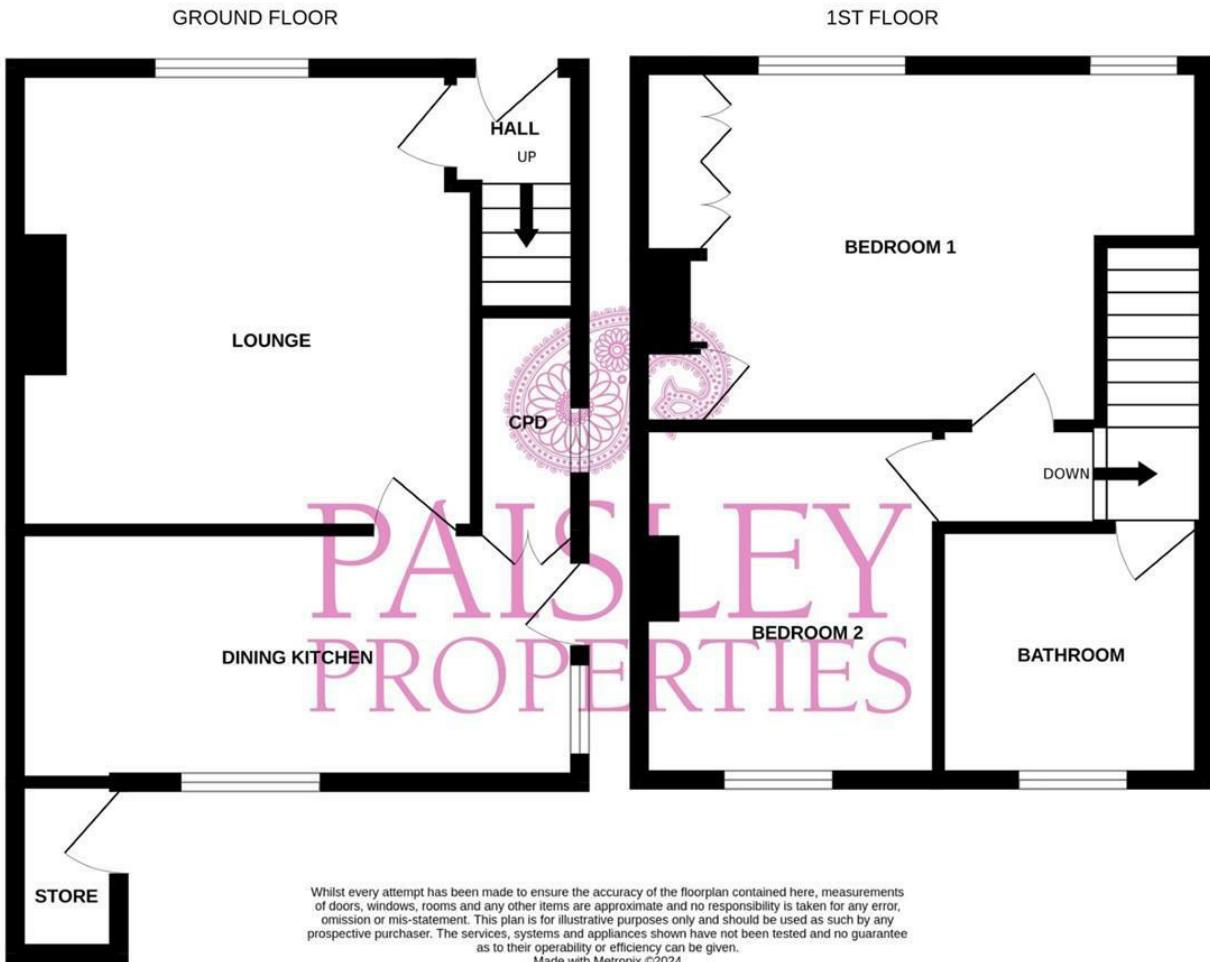
## **PAISLEY MORTGAGES**

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. \*

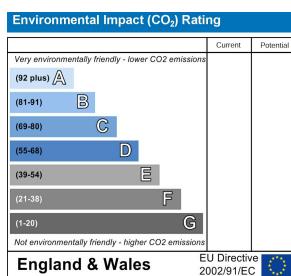
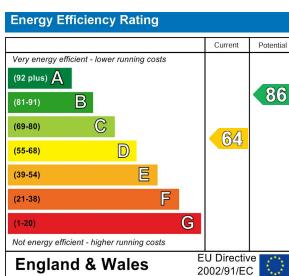
## **PAISLEY SURVEYORS**

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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