



TUCKED AWAY DOWN A PRIVATE LANE CLOSE TO KIRKBURTON VILLAGE CENTRE, THIS CHARMING TWO BEDROOM END TERRACE PROPERTY BOASTS FAR REACHING VIEWS, DRIVEWAY PARKING AND AN ENCLOSED REAR GARDEN. FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

SUMMARY

Enjoying a beautiful outlook to both front and rear and nicely tucked away close to the village centre, this charming stone built end terrace property sits at the end of a private road. It boasts spacious accommodation briefly comprising:- entrance porch, lounge with a log burning stove, dining kitchen, two first floor bedrooms and a house bathroom. Externally the property benefits from a driveway for multiple vehicles and low maintenance gardens to the front and rear. The property is well presented and is bursting with further potential. Kirkburton and its wealth of amenities lies just on the doorstep which include a range of independent shops, eateries, a health centre and chemist, dentist, opticians and salons. Kirkburton is well placed for commuting offering good transport links to nearby towns and easy access to the motorway network. Countryside walks are close by too.

ENTRANCE PORCH 3'10" apx x 4'5" apx



You enter the property through a part glazed oak effect UPVC door into the porch which is glazed to both sides with a polycarbonate roof. Practical ceramic tiles in a light terracotta shade run underfoot. A coach style wall lamp lights the room. A door leads into the lounge.

LOUNGE 13'10" apx x 14'11" apx



This lovely generous lounge has a large window offering far reaching views. A log burner in an inglenook fireplace with a stone hearth makes a focal point in the room and wall lights illuminate the room beautifully. There is ample room for lounge furniture. A door conceals the staircase which ascends to the first floor and further doors lead to the porch and the dining kitchen.



DINING KITCHEN 10'9" apx x 14'4" apx



Positioned to the rear of the property with windows to dual aspects, this good sized dining kitchen is fitted with maple effect base and wall units, laminate worktops, rustic beige tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap over. Cooking facilities include a four burner gas hob with concealed extractor fan over and an electric oven. There is an integrated under counter fridge and space and plumbing for a washing machine. There is ample space for a dining table. Grey herringbone wood effect vinyl flooring runs underfoot. A large understairs cupboard provides storage for coats and shoes and further kitchen appliances if desired. A uPVC door leads out to the side of the property and a door leads to the lounge.



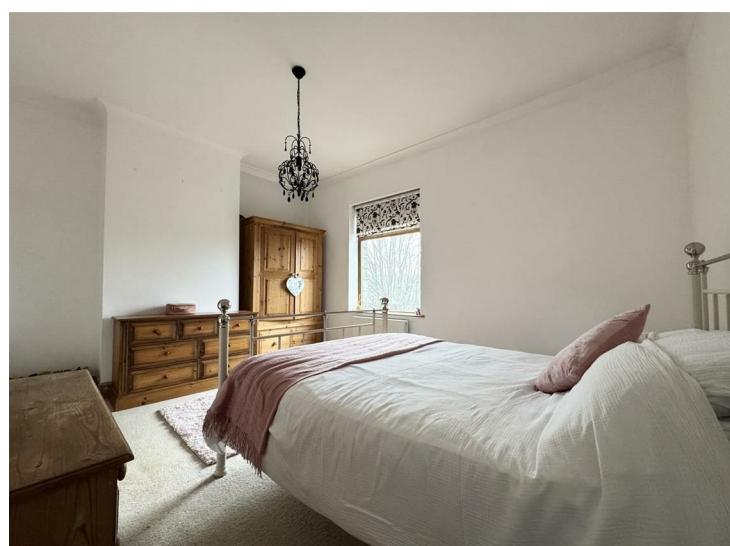
FIRST FLOOR LANDING 8'9" apx x 9'11" apx

A carpeted staircase ascends from the lounge to the first floor landing passing the boiler room along the way. The L-shaped landing is flooded with light from a high level window on the stairs. Doors lead to the two bedrooms and house bathroom.

BOILER ROOM 3'2" x 5'10" apx

Situated half way up the stairs this storage room houses the property's central heating boiler and offers storage for household items too.

BEDROOM ONE 11'5" apx x 14'11" apx max



Located to the front of the property with fabulous views across the valley from its front facing window, this generous double bedroom is simply flooded with natural light and has ample space for freestanding items of bedroom furniture. A door leads to the landing.

BEDROOM TWO 6'6" apx x 10'6" apx max



This second bedroom is positioned to the rear of the property with a window looking out to the rear garden and the field beyond. There is space for a small double bed and associated items of bedroom furniture and it is used as a home office by the current owner. A door leads to the landing.

HOUSE BATHROOM 9'10" apx x 5'8" apx



The bathroom is fitted with a white three piece suite comprising a bath with electric shower over and a glass shower screen, a pedestal hand wash basin with mixer tap and a low level WC. The walls are fully tiled with beige marble effect gloss tiles with a decorative border running around the room. Patterned vinyl tiles run underfoot. A spotlight central fitting completes the room. An obscure window allows natural light to enter and a door leads to the landing.

EXTERIOR



To the front of the property sits a low maintenance forecourt garden which is finished with decorative slate chippings and steps leading to the front door. A driveway runs down the side of the property offering parking for multiple vehicles. This leads to the rear garden which is fenced off for privacy, The rear garden has a patio area and a further area which is finished with decorative slate. There is a right of pedestrian access for the neighbours through the rear garden but this is used fairly infrequently.



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:

Stone - standard construction

PARKING:

Driveway

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 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

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.

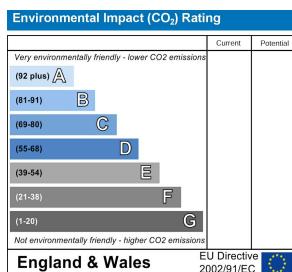
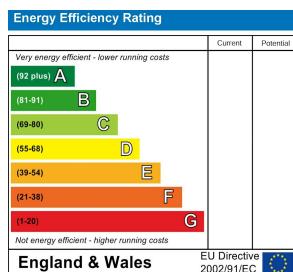
PAISLEY MORTGAGES

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.



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