

28 Hallas Road,
Kirkburton HD8 0QQ

OFFERS AROUND
£190,000



THIS SPACIOUS THREE BEDROOM STONE TERRACE PROPERTY HAS OFF ROAD
PARKING, GARDEN AND ENJOYS A SOUGHT AFTER VILLAGE POSITION.

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

PAISLEY
PROPERTIES

ENTRANCE HALL 4'4" apx x 3'5" apx



You enter the property through a uPVC door into the entrance hall, which provides space to remove outdoor coats and shoes. An ornate arch sits above the staircase that ascends to the first-floor landing. There is matting underfoot, and a door leads through to the lounge.

LOUNGE 14'0" apx x 13'11" apx



This spacious lounge boasts some lovely features, including a picture rail, deep skirting boards, timber framing around the front-facing window, and a brick fireplace housing a gas stove-effect fire. Alcoves on either side of the chimney breast provide the perfect space for freestanding items, and doors lead to the entrance hall and breakfast kitchen.

BREAKFAST KITCHEN 17'1" apx x 10'6" apx



Positioned at the rear of the house, this generously sized breakfast kitchen is fitted with wood-effect wall and base units, including drawers, granite-effect work surfaces, tiled splashbacks, and a black one-and-a-half-bowl sink with drainer and mixer tap. There is a built-in electric oven, four-ring electric hob, extractor fan, and space for a freestanding fridge freezer, washing machine, and dishwasher. A breakfast bar provides a place for informal dining, and laminate wood-effect flooring completes the room. Doors lead to the cellar and lounge, and an external door opens to the rear patio/parking area.

CELLAR

Stone steps lead down to a vaulted cellar which offers storage space including built in stone shelves.

FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first-floor landing. The high ceiling gives a feeling of space, and doors lead to the three bedrooms and the house bathroom.

BEDROOM ONE 11'6" max x 10'8" apx



This well-proportioned double bedroom sits at the rear of the property, with a window overlooking the patio. The room features high ceilings, a picture rail, and neutral décor, and it offers ample space for bedroom furniture. A door leads to the landing.

BEDROOM TWO 13'10" apx x 8'10" max



Located at the front of the property, this good-sized double bedroom features alcoves on either side of the chimney breast, a high ceiling, front facing window and a door leading to the landing.

BEDROOM THREE 9'10" max x



This L-shaped single bedroom benefits from a high ceiling and a built-in over-stairs cupboard. A front-facing window looks out over the garden and street beyond, and a door leads to the landing.

BATHROOM 10'4" apx x 5'4" apx



Fitted with a three-piece white suite, including a P-shaped bath with shower over, pedestal hand wash basin, and low-level W.C., this bathroom features attractive timber panelling to the lower section of the walls, wall tiling around the bath, spot lighting, an obscure-glazed rear-facing window, a chrome heated towel rail, and vinyl flooring. A door leads to the landing. A ceiling hatch also provides access to the loft space.

FRONT GARDEN



The property sits behind a low-maintenance garden, which has a low-level stone wall with railing and a gated pathway leading up to the front door. This space is perfect for outdoor seating, pots, and planters.

REAR GARDEN / PARKING



To the rear of the property is a stone flagged area which offers off road parking or alternatively could be used as a further garden with space for outdoor furniture.

MATERIAL INFORMATION

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: B
Kirklees

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

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 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

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.

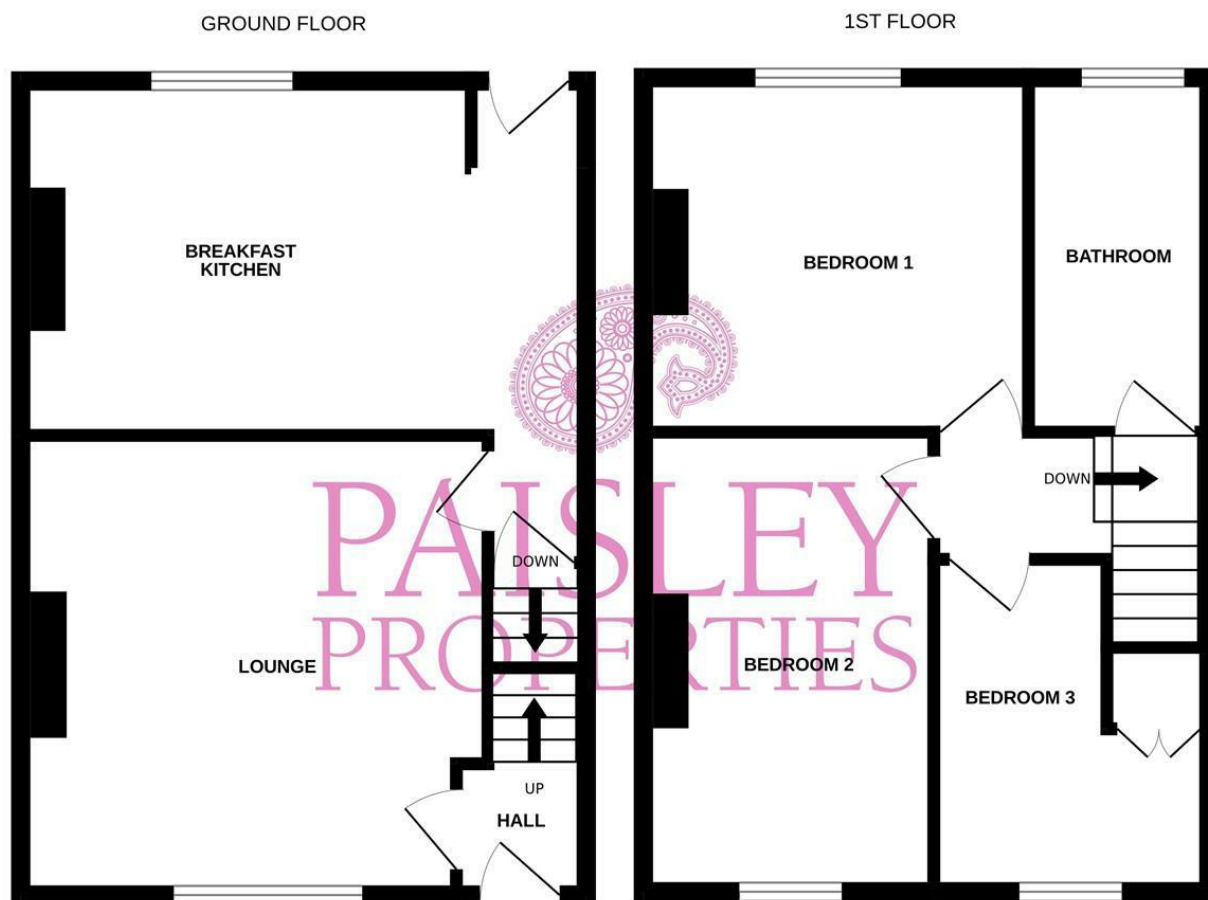
PAISLEY MORTGAGES

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. *

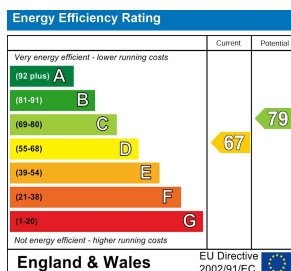
PAISLEY SURVEYORS

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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