



\*\*NO ONWARD CHAIN\*\* A FABULOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME JUST READY FOR UPDATING, BOASTING A WRAP AROUND GARDEN, OUT HOUSE AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

## **ENTRANCE HALLWAY 7'0" apx x 12'5" apx**

You enter the property through a white part glazed UPVC door into an amazingly spacious entrance hallway where there is ample space for furniture items and space to remove outdoor clothing and shoes on arrival. A carpeted staircase ascends to the first floor and doors lead to the lounge, dining room and kitchen.



## **LOUNGE 12'0" apx x 11'6" max into bay**

Positioned to the front of the property with a lovely bay window flooding the room with natural light, this good size lounge has a tiled fireplace with a gas fire as a focal point. There is ample space for lounge furniture. A door leads to the entrance hallway.



## **DINING ROOM 14'0" apx x 12'0" apx**

Located to the rear of the property and enjoying views of the garden from its window, the second reception room is of a good size and has a tiled fireplace as a focal point. There is ample space to accommodate dining furniture. A door leads to the entrance hallway.



### **KITCHEN 6'11" x 11'3" apx**

This galley kitchen has a side facing window allowing light to enter and a uPVC door leading out to the rear garden. It is fitted with beech effect base and wall units, dark laminate worktops, fawn tiled splashbacks and a single bowl stainless steel sink and drainer with mixer tap over. There are spaces for a freestanding gas cooker, a tall fridge freezer and a washing machine. To one corner of the room sits a large understairs cupboard. A door leads to the entrance hallway.



### **FIRST FLOOR LANDING 7'1" x 7'1" max**

A carpeted staircase ascends from the entrance hallway to the first floor landing which is light and airy courtesy of a side facing window. A hatch allows access to the loft and doors lead to the three bedrooms and house bathroom.



### **BEDROOM ONE 10'5" max x 13'8" max**

This good size master bedroom enjoys views over the quiet street from its large window. There is an original ceramic fireplace with alcove to either side creating perfect homes for freestanding items of bedroom furniture. A door leads to the landing.

### **BEDROOM TWO 9'10" x 12'0" max into alcove**

Situated to the rear of the property and enjoying views over the garden from its window, this good sized double bedroom has an original ceramic fireplace and a built-in cupboard to one corner. A door leads to the landing.



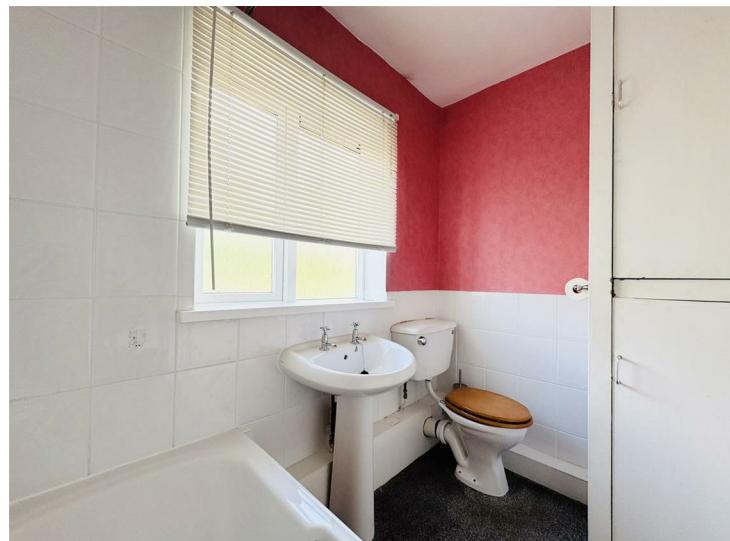
### **BEDROOM THREE 8'9" apx x 10'9" apx**

This L- shaped third bedroom can be found to the front of the property with a window overlooking the quiet cul-de-sac. There is ample space to accommodate freestanding bedroom furniture and a handy built in cupboard over the stairs bulkhead. A door leads to the landing.



### **HOUSE BATHROOM 7'0" apx x 5'4" apx max**

This modern bathroom is fitted with a three-piece white suite with wooden accessories, briefly comprising of a low-level WC, a pedestal hand wash basin with chrome taps and a bath with an electric shower over. The properties hot water cylinder is located in a large cupboard which also provides some storage. An obscure window allows natural light to enter and a door leads to the landing.



### **EXTERIOR**

The property sits on a good size plot with a wrap around garden which is mainly laid to lawn. A path leads up the front garden to the front door and a path continues around the side of the property to a further door which leads to the outhouses then to the rear garden which is enclosed with a patio adjacent to the house and a lawned raised garden with planted borders to the perimeter.

To the front of the property on the roadside are marked parking bays which can be used on a first come first served basis.



## **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:**

### **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 & Solar

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000 Mbps - no broadband currently

### **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 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.

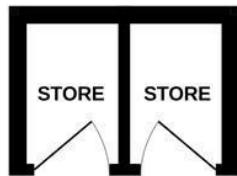
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY PROPERTIES**

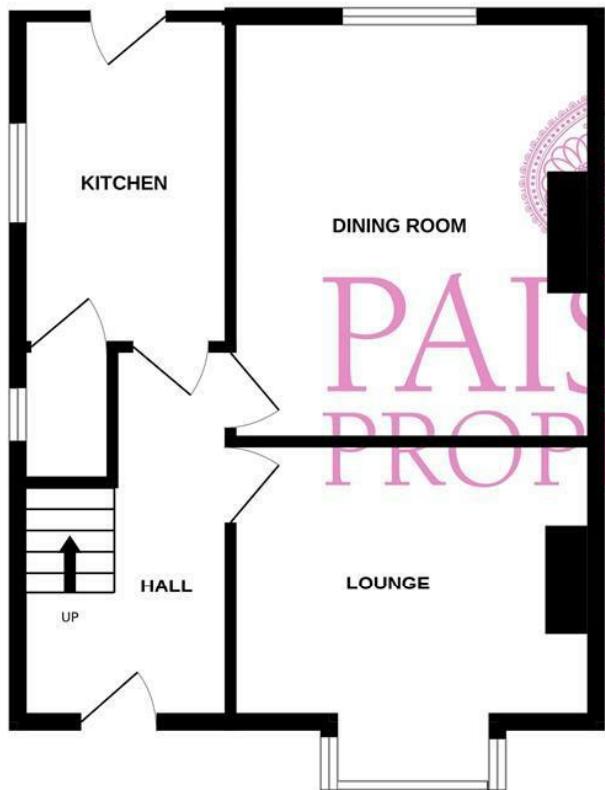
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **PAISLEY 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.



GROUND FLOOR



1ST FLOOR



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	67	74
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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**PAISLEY**  
PROPERTIES