



\*\* NO ONWARD CHAIN\*\* THIS GORGEOUS TWO BEDROOM MID TERRACE PROPERTY SITS IN A CENTRAL VILLAGE LOCATION AND IS JUST READY TO MOVE INTO OFFERING SPACIOUS ACCOMMODATION OVER THREE FLOORS.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

## LOUNGE 11'6" + stairs x 15'2" apx max

You enter the property through a part glazed uPVC door into this large lounge. There is a stunning whitewashed brick and stone chimney with alcoves either side, windows to dual aspects which flood the room with natural light and attractive wood effect laminate flooring. A staircase leads up the the first floor landing and a door gives access to the stairs leading down to the dining kitchen.



## DINING KITCHEN 14'10" apx x 11'1" apx max

This impressive dining kitchen sits to the lower ground floor with a striking mural to the chimney breast, wooden panelling, a built in bench to one alcove and further space for a table and chairs. The kitchen is fitted with white wall and base units, stone effect work surfaces, decorative tiled splashbacks, a stainless steel sink and drainer with shower attachment mixer tap, single electric oven, four ring gas hob and stainless steel and glass extractor fan. There is space for a tall free standing fridge freezer and plumbing for a washing machine and dishwasher alongside an island unit which offers space for informal dining. To the ceiling are spotlights, there is laminate flooring underfoot and an open understairs cupboard provides useful storage space. Stairs ascend to the lounge and a part glazed uPVC door leads out to the rear.



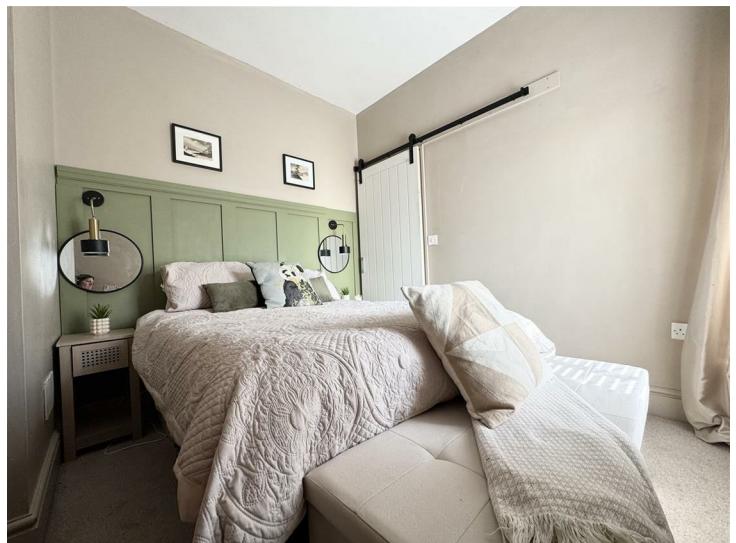


## **FIRST FLOOR LANDING**

Stairs ascend from the lounge to the first floor landing where there are doors leading to the two bedrooms and bathroom. A ceiling hatch provides access to the loft space.

## **BEDROOM ONE 9'5" max x 9'4" apx**

This good sized double bedroom provides space for freestanding bedroom furniture and sits to the front of the house with a window over looking the street. A door leads onto the landing.



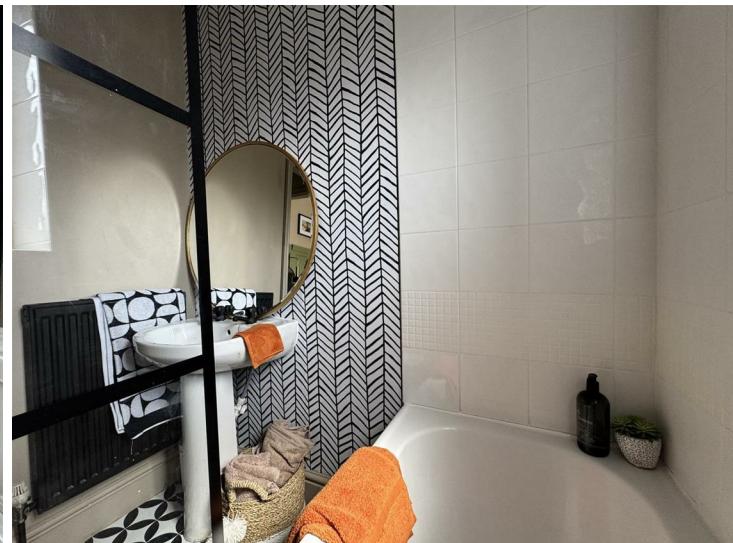
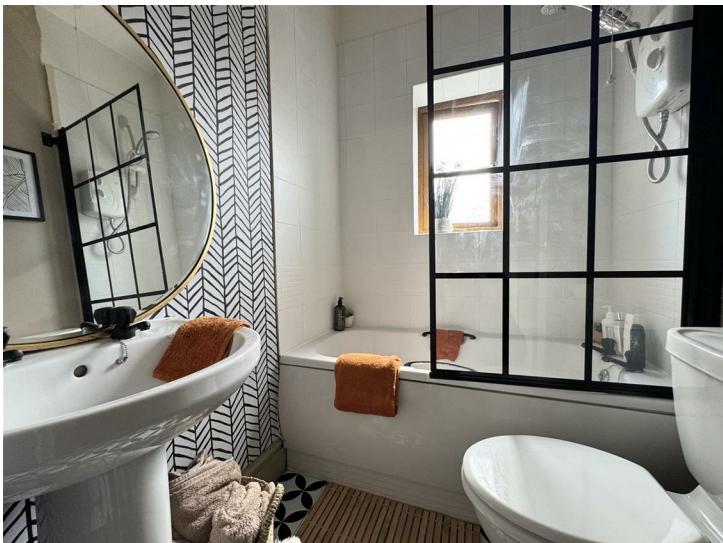
## **BEDROOM TWO 9'6" max x 5'7" apx**

Located to the rear of the property with a window overlooking the leafy communal areas to the rear is this charming single bedroom. A door leads onto the landing.



### **FAMILY BATHROOM 6'0" apx x 4'10" apx**

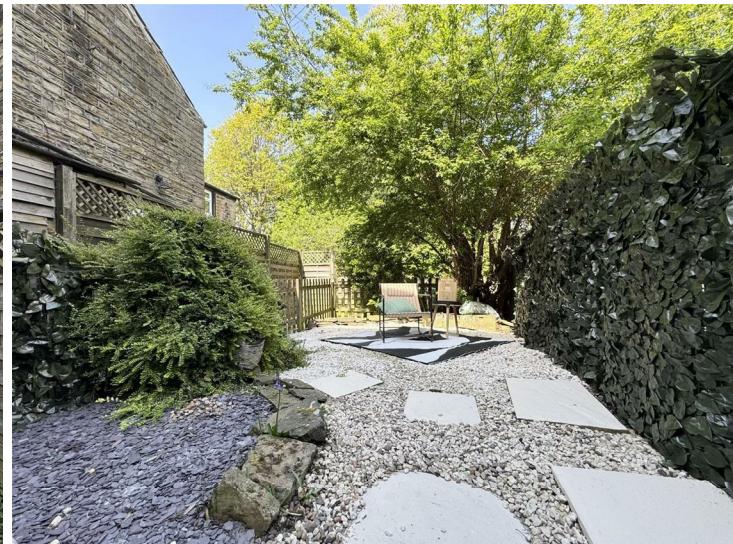
Fitted with a three piece white suite with black taps and accessories comprising a bath with electric shower over, pedestal hand wash basin and a low level W.C. This room is partially tiled with white tiles and monochrome vinyl floor tiles run underfoot. An obscure window allows natural light to enter and a door leads to the landing.



### **GARDEN**

Historically, the terrace properties had use of the communal garden to the rear. Over time, the shared area has been divided into individual gardens which are all now fenced for each property to enjoy. 109 has use of a low maintenance pebble and paved area which is ideal for outdoor furniture and pots.

A right of access runs between the property and garden.



## **PARKING**

Whilst there is no allocated parking to the property, there is an unadopted, unrestricted area to the side of the terraces which the property and neighbouring properties have used for parking on an informal 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: Shared Parking by informal arrangement.

## **RIGHTS AND RESTRICTIONS:**

The property has a right of access over neighbouring land. 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 1000Mbps

## **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**

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.

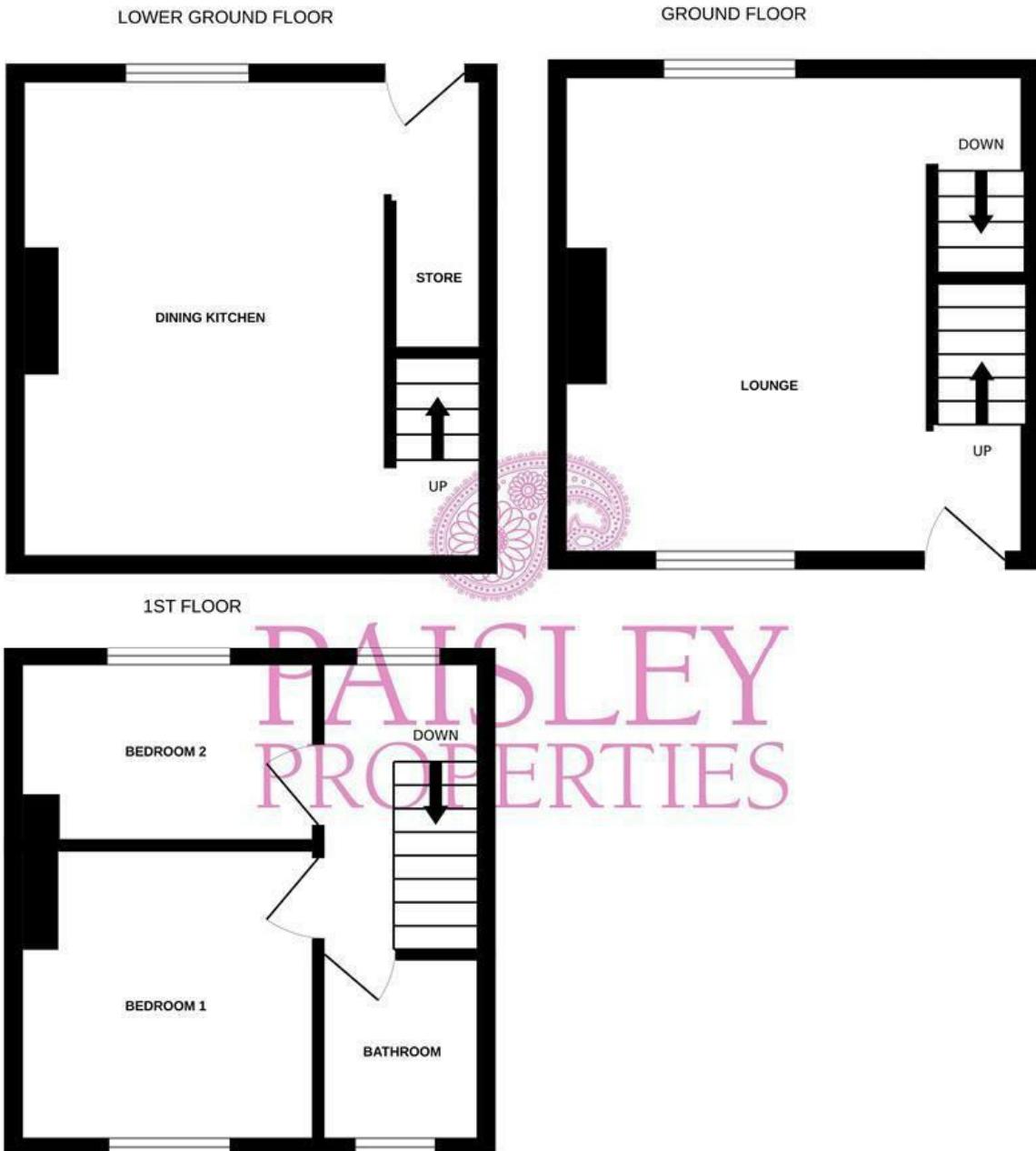
## **PAISLEY MORTGAGES**

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. \*

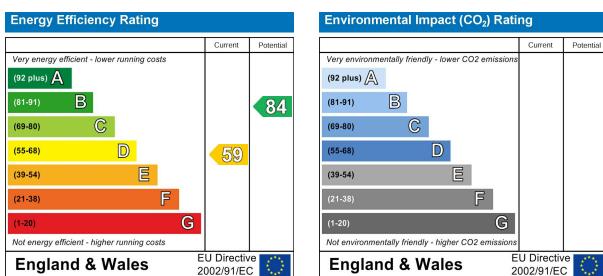
## **PAISLEY SURVEYORS**

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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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Maplewell Office:  
4 Blacker Road,  
Maplewell, S75 6BW  
t: 01226 395404

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