

25 Towngate,  
Highburton HD8 0QP

OFFERS AROUND  
£200,000



A BEAUTIFULLY PRESENTED TWO BEDROOM CHARACTER COTTAGE  
IN A CENTRAL VILLAGE LOCATION WITH OFF ROAD PARKING.  
FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY 3'10" m x 6'2" m



You enter the property through an attractive pale green composite door into a welcoming entrance hallway which has space to remove and store outdoor clothing on arrival. Pale grey wood effect laminate flooring runs under foot and a carpeted staircase ascends to the first floor. A rustic timber door leads through to the kitchen.

## KITCHEN 8'0" m x 12'11" m



Simply flooded with light from its front facing bay window, this modern kitchen is fitted with a range of pale grey base and wall units, pale wood effect worktops, white metro tiled splashback with contrasting grout and a single bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise an electric hob with a stainless steel extractor fan over and a single electric fan oven. Integrated appliances include an undercounter fridge, under counter freezer and a slimline dishwasher. There is space and plumbing for a washing machine. Pale grey wood effect laminate flooring runs under foot, spotlights to the ceiling and a tall decorative radiator complete the room. A rustic timber door opens to the entrance hallway and an opening leads through to the lounge.



## LOUNGE 10'9" m x 14'1" m



Simply oozing character features, this gorgeous lounge has beams to the ceiling, an electric stove in an inglenook fireplace with a wooden mantle, and a high-level window with deep sill allowing natural light to flood in. Wall lights to the alcoves and a central industrial style light fitting illuminate the room beautifully. There is ample space to accommodate lounge furniture. An opening leads to the kitchen.

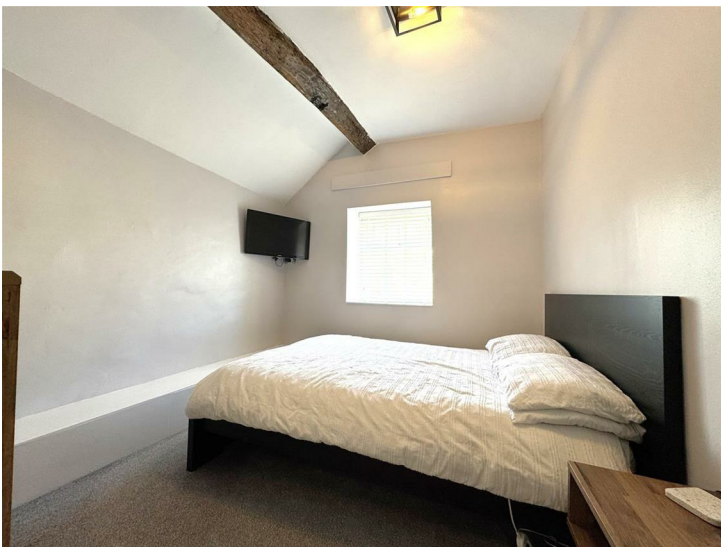


## FIRST FLOOR LANDING 7'7" m x 12'9" m



A carpeted staircase ascends from the entrance hallway to the first floor landing which is generous in size and has beams to the ceiling and an original decorative cast iron fireplace as a feature. This space has been used as a dressing area by the current owner but would alternatively make a fabulous home office space. A hatch allows access to the loft. Spotlight illuminate the space beautifully and there is carpet underfoot. Doors lead to the two bedrooms and House bathroom.

## BEDROOM ONE 9'0" m x 10'4" m



Neutrally decorated and flooded with natural light from a front facing window this gorgeous double bedroom has beams to the ceiling and carpet under foot. There is ample space for freestanding bedroom furniture. A rustic timber door leads to the landing.

## BEDROOM TWO 9'8" x 10'0"



This second bedroom is of a good size and benefits from built-in wardrobes to one wall. Again it boasts neutral décor and rustic beams to the ceiling with carpet underfoot. A front facing window allows natural light to enter and a rustic timber door leads to the landing.

## HOUSE BATHROOM 7'4" m x 7'1" m



This contemporary bathroom is fitted with a white three-piece suite comprising a bath with an electric shower over and protective glass screen, a pedestal hand wash basin with mixer tap and a matching low-level WC. To one corner is a cupboard housing the property's central heating boiler. The room is partially tiled with large matt grey tiles and wood effect grey vinyl flooring runs under foot. There are characterful beams to the ceiling along with spotlights which light the room well. A chrome ladder style heater towel radiator completes the scheme. An obscure window allows natural light to enter and a rustic timber door leads to the landing.

## PARKING / FRONT



The property benefits from an allocated off road parking space to the front of the property, this space would also be perfect for pots, planters and a bistro set if desired.

## **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:  
Standard brick and block

PARKING:  
Off Road Parking

RIGHTS AND RESTRICTIONS:  
The property is in a conservation area.

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**

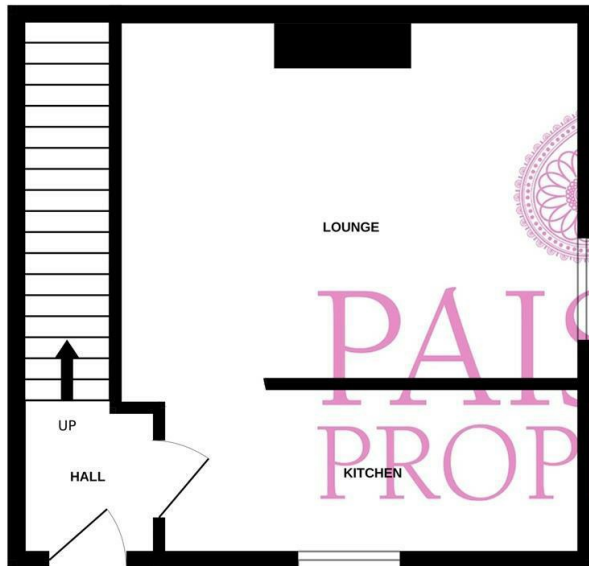
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

## **PAISLEY MORTGAGES**

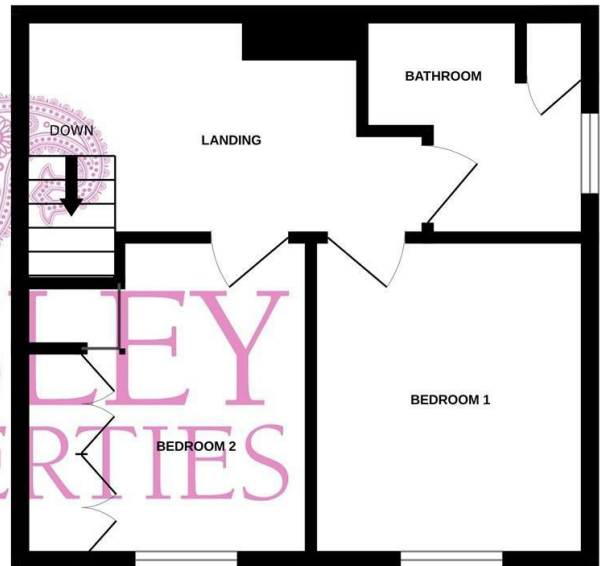
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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

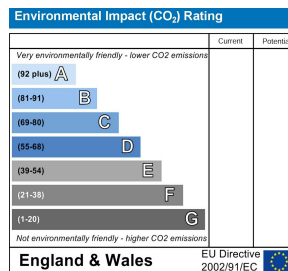
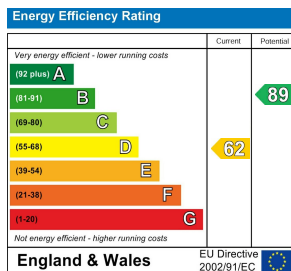
GROUND FLOOR



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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