

88 Penistone Road,
Kirkburton HD8 0PE

£85,000



****NO ONWARD CHAIN** ** DEVELOPMENT OPPORTUNITY** THIS TWO BEDROOM
TERRACED COTTAGE WITH ON STREET PARKING IS RIPE FOR RENOVATION AND
BURSTING WITH POTENTIAL.**

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 5'9" apx 5'2" apx max

You enter the property through a rosewood effect UPVC door into an entrance hallway where there is space to remove outdoor clothing on arrival. A staircase ascends to the first floor landing and a door leads into the living dining kitchen.



LIVING DINING KITCHEN 16'7" apx x 17'5" apx max

Light and airy courtesy of three windows to dual aspects, this large L shaped open plan living dining space has timber kitchen units to one end with cream laminate worktops and a single bowl stainless steel sink and drainer with mixer tap. There is space and plumbing for a washing machine and a freestanding electric cooker. An electric fire in a stone fireplace with a tiled hearth and wooden mantel makes a focal point in the room and there are built-in cupboards to one of the alcoves. Exposed timber beams and high ceilings make this room have a spacious feel. To one corner is space for a dining table with a low hanging pendant light over. Doors lead to the entrance hallway and down to the cellar.





CELLAR 5'10" apx x 14'0" apx max

Accessed via a door from the kitchen area, this useful cellar has vaulted ceilings, light and power.

FIRST FLOOR LANDING 8'3" apx x 9'1" apx max

A staircase ascends from the entrance porch to the first floor landing which is surprisingly spacious and has a rear facing window allowing natural light to flood in. A hatch gives access to the loft and doors lead to the two bedrooms and house bathroom.



BEDROOM ONE 8'9" apx x 10'5" apx max

Located to the front of the property with a window looking out to the street this good sized double bedroom has a cast-iron fireplace in a tile surround as a feature. There is ample space for freestanding bedroom furniture. A door leads to the landing.



BEDROOM TWO 8'2" apx x 7'1" apx max

Also positioned at the front of the property with a window overlooking the road, this single bedroom benefits from a built-in cupboard over the stairs bulkhead and has ample space for freestanding bedroom furniture. A door leads to the landing.



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

This good sized house bathroom is fitted with a white three-piece bathroom suite comprising a pedestal hand wash basin and a white steel bath both with chrome taps and a low-level cistern WC. The walls are partially tiled with patterned pale peach ceramic tiles. There is an electric heater and an electric heated towel rail to one wall. The property central heating boiler is located in one corner of the room and there is a large cupboard perfect for storing bathroom essentials. A large window looks out to the rear of the property and a door leads to the landing.



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 / There has been a filed neighbour dispute and details can be provided upon request.

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 - Septic Tank (Shared with house behind)
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

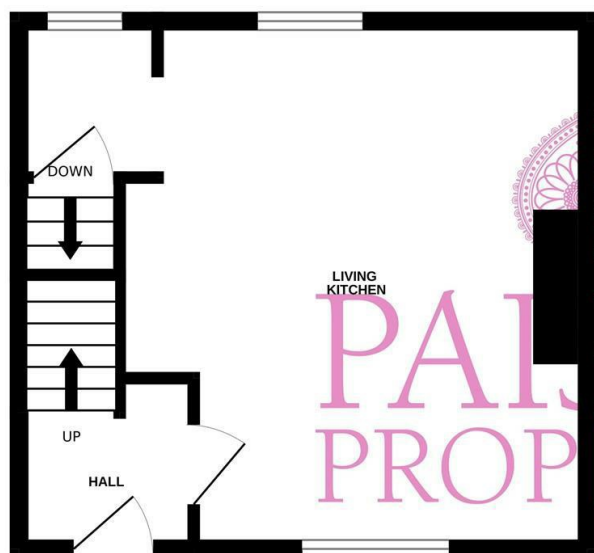
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

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

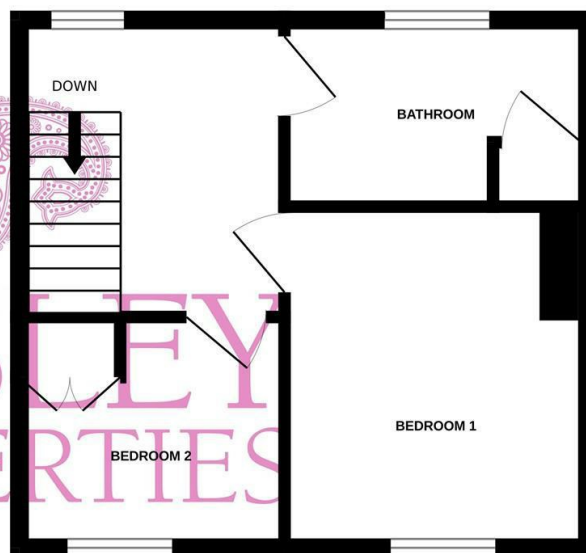
PAISLEY SURVEYORS

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.

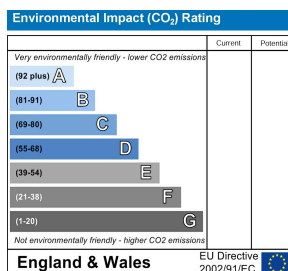
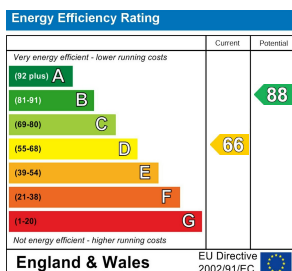
GROUND FLOOR



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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