



A FABULOUS NEUTRALLY DECORATED THREE BEDROOM TERRACE PROPERTY OFFERING SPACIOUS ACCOMMODATION THROUGHOUT. EXTERNALLY THE PROPERTY DOES NOT DISAPPOINT HAVING A GARAGE, OFF ROAD PARKING SPACES AND A PAVED GARDEN ALONG WITH AN EXTENDED GARDEN SPACE BEYOND. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

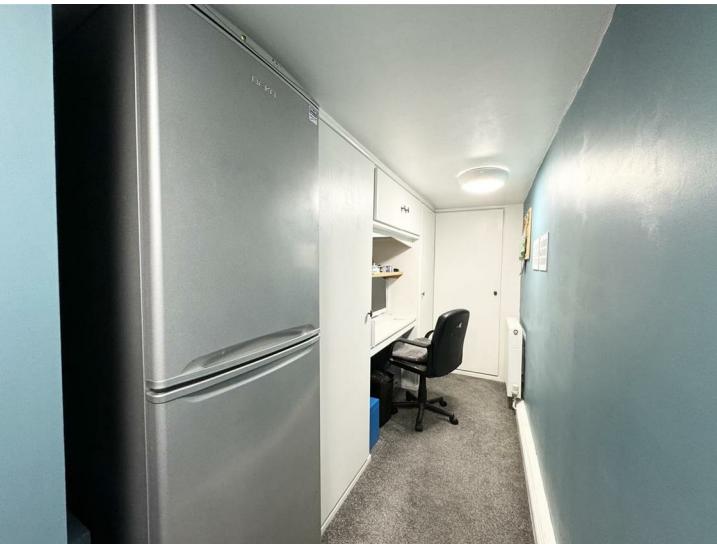
DINING KITCHEN 8'3" x 16'4" max

You enter the property through a stable style composite door into a superb dining kitchen fitted with cream gloss curved base and wall units, wood effect laminate worktops, white tiled splashbacks and a stainless steel single bowl sink and drainer with mixer tap over. There is space for a freestanding gas cooker with a stainless steel canopy extractor fan over and integrated appliances include an under counter fridge and a dishwasher. There is space and plumbing for a washing machine. Black tile effect flooring runs underfoot and spotlights to the ceiling illuminate the room beautifully. There is space to one end for a dining table with a contemporary low hanging light fitting over. An opening leads to the staircase leading to the basement and a door leads to the lounge.



BASEMENT 5'0" 13'1" 13'9" max

Accessed via a staircase from the kitchen this useful space has been set out as a home office with plenty of cupboards for storage and room for a tall fridge freezer.



LOUNGE 12'11" x 15'1" max

This cosy lounge has a striking multi fuel stove in an inglenook fireplace with a stone hearth and a wooden mantle as a focal point and ample space to accommodate lounge furniture. A large opening leads through to the TV room/snug and doors lead to the dining kitchen and rear hallway.



TV ROOM/SNUG 14'2" x 8'6"

This fabulous addition to the property is a lovely versatile space to relax having large windows flooding it with natural light and offering views of the garden alongside a high level window and a Velux window which allows extra light in too. There is space to accommodate lounge furniture.



REAR HALLWAY 3'5" x 3'6" max

This rear hallway has a composite door leading out to the rear garden, a carpeted staircase ascending to the first floor and a door leading into the lounge.

FIRST FLOOR LANDING 7'11" x 2'10" max

A carpeted staircase ascends to the first floor landing where there is a hatch giving access to the loft, doors leading to two bedrooms and the house bathroom and a further door leads to a staircase which ascends to the attic bedroom.

BEDROOM ONE 16'5" x 11'2" max

Positioned to the rear of the property with two shuttered windows offering lovely views of the garden and village beyond, this L-shaped double bedroom benefits from sliding mirror wardrobes to one wall and a dressing area. There is ample space for freestanding items of bedroom furniture. A door leads to the landing.



BEDROOM TWO 11'1" x 8'0" max

This second neutrally decorated double bedroom has fitted wardrobes to one wall offering a good amount of storage. A front facing window offers far reaching views towards Emley Moor Mast. A door leads to the landing.



BATHROOM 7'9" x 8'0"

This modern and striking monochrome bathroom is fitted with a white suite comprising of a generous corner bath with a central waterfall tap and thermostatic waterfall shower over, a vanity drawer unit with a black granite top and a ceramic bowl hand wash basin with mixer tap and a low level concealed cistern W.C. Grey wood effect LT flooring runs underfoot and black aqua panels adorn the walls. A wall mounted tall cabinet offers storage for bathroom essentials. Spotlights to the ceiling, an illuminated mirror over the basin and a graphite heated towel radiator complete the room. An obscure window allows natural light to enter and a door leads to the landing.



ATTIC BEDROOM THREE 13'2" x 10'9"

Accessed via a staircase from the landing this third double bedroom is nestled in the eaves with sloping ceilings and four Velux windows providing the most stunning vista across to Emley Moor Mast. There is storage in the eaves. A door leads to the ensuite.



EN SUITE 5'8" x 5'0"

Cleverly designed to maximise the space on offer, this ensuite shower room steps down from the bedroom and is appointed with a wall mounted basin with mixer tap. a low level W.C. and a walk in shower enclosure equipped with a thermostatic mixer shower. Grey aqua panels are fitted to the shower area and the room is partially tiled with white tiles. Grey wood effect LVT flooring runs underfoot and a large Velux window just fills the room with natural light. A door leads to the bedroom.



GARDENS

To the rear of the property is a compact walled garden which has a patio seating area and a small lawn. Beyond the gate, offset to one side is a further generous garden space which is enclosed by fencing and has a summer house to one end.



FRONT, GARAGE & PARKING

To the front of the property is a fabulous driveway area offering parking for multiple vehicles with a timber built log store to one side and a large garage with an electric roller shutter, light and power. There is also a brick built large dog kennel alongside.



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:

Garage / Driveway

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 been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

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.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 100 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

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

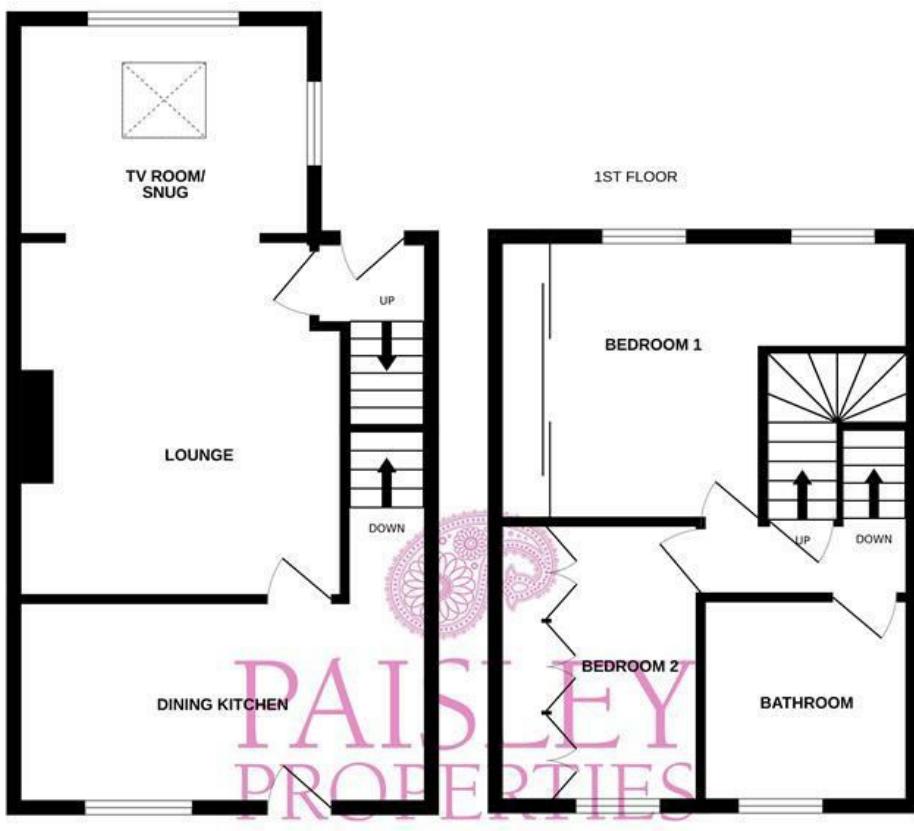
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

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

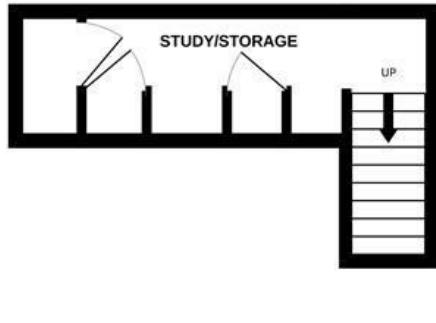
PAISLEY SURVEYORS

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.

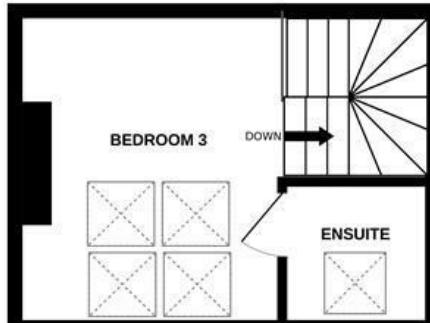
GROUND FLOOR



BASEMENT



2ND 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	69	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU

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