

Amberon Piper Wells Lane,  
Cumberworth HD8 8YA

OFFERS AROUND  
£400,000



**\*\*NO ONWARD CHAIN\*\*** THIS SUPERB THREE BEDROOM SEMI-DETACHED COTTAGE IS SIMPLY OOOZING WITH CHARM AND FURTHER POTENTIAL AND SITS IN AN IDYLIC LOCATION WITH FAR REACHING VIEWS, A WRAP AROUND GARDEN AND AN AREA OF LAND TO THE SIDE WHICH HAS ALWAYS BEEN USED FOR PARKING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING E

PAISLEY  
PROPERTIES

### **ENTRANCE PORCH 4'11" apx x 6'10" apx mx**

You enter the property through a uPVC porch with stained glass top windows and a polycarbonate roof. Practical ceramic floor tiles run underfoot. A secure timber door leads into the hallway.



### **HALLWAY 5'5" apx x 3'8" apx max**

The hallway has doors leading to the kitchen and dining room and a carpeted staircase ascending to the first floor landing.

### **KITCHEN 9'0" apx x 14'9" apx max**

The kitchen spans the full depth of the property with a window to the front of the property with wonderful 50 mile views across the valley. It has modern walnut effect base and wall units with polished granite worktops and upstands, neutral tiled splashbacks and a stainless steel one and a half bowl sink and drainer. Cooking facilities include an electric hob with an extractor fan over and a double electric fan oven.

Integrated appliances include a tall fridge freezer, washing machine and dishwasher. An electric fire in a stone surround makes a focal point in the room. There is ample space to accommodate a dining table. A cupboard to one corner, which was the cellar head, provides a good amount of storage. There is a strip light to the ceiling and carpet underfoot. A side facing window allows extra natural light to enter the kitchen and offers a lovely view. Doors lead to the sun room and hallway.



### **SUN ROOM 9'3" apx x 12'3" apx max**

This fabulous addition to the property has windows to three sides flooding the room with natural light. There are beams to the ceiling, an exposed stone wall and a wall light illuminates the room. A stable style uPVC door leads out to the garden.



### **DINING ROOM 8'11" apx x 14'11" apx max**

This lovely dining room has an exposed stone wall, neutral décor and a front facing window offering astounding views. There is ample space for an 8-10 seater dining table and other associated furniture items. An opening leads into the lounge and a door leads to the hallway.



### **LOUNGE 15'6" apx x 12'9" apx max**

This characterful lounge has beams to the ceiling and an open fire in a tiled surround with a polished slate mantel as a focal point in the room. The front facing window frames a beautiful vista and a uPVC door leads out to the front of the property.

A door gives access to a stone staircase leading down to the cellar. A further door provides access to a stone staircase leading up to bedroom one which is currently blocked off so this area provides extra storage for the lounge. An opening leads through to the dining room.



### **CELLAR 8'7" apx x 7'1" apx max**

A set of stone steps lead down from the lounge to the cellar which is currently used for keeping coal.

### **FIRST FLOOR LANDING 16'4" apx x 2'10" apx extending to 5'6" apx**

The landing runs the full length of the back of the property and has doors leading to the three front facing bedrooms and the bathroom.

### **BEDROOM ONE 14'10" apx x 15'11" apx max**

Flooded with natural light courtesy of two front facing windows which offer amazing views, this commodious double bedroom has an abundance of space for freestanding furniture and beams to the ceiling. A hatch gives access to a loft space and a door leads to the landing.



### **BEDROOM TWO 9'0" apx x 11'8" apx max**

This second double bedroom, once again enjoys fabulous views from its front facing window and benefits from a small cupboard and three drawers built into one wall. A door leads to the landing.



### **BEDROOM THREE 13'1" apx x 6'11" apx max**

Positioned to the front of the property with a window providing far reaching views, this good sized third bedroom has a built in cupboard next to the door and can easily accommodate a single bed and additional furniture. A door leads to the landing.



### **HOUSE BATHROOM 7'8" apx x 6'9" apx**

The bathroom is fitted with a pedestal wash basin, low level WC and a steel bath with an electric shower over. There is a generous cupboard for storing bathroom essentials. A large window offers far reaching views in a different direction to the bedrooms. A door leads to the landing.



**EXTERIOR**

The property sits in an elevated position with a set of steps leading up from the road to the front garden. The garden has a well stocked shrubbery, a patio and a lawned area which wraps around to the rear. Land that has always been used for car parking adjoins the property. An application for a possessory title for this land is in progress. The Land Registry will expedite the application once an offer is received.



VIEWS





## **MATERIAL INFORMATION**

TENURE:  
Freehold

### **ADDITIONAL COSTS:**

There are no additional costs associated with the property, shared areas or development.

Non mains heating or sewerage costs: Cost of oil for central heating.

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band C

PROPERTY CONSTRUCTION:  
Standard brick and block - Stone

PARKING:  
Off Road Parking

RIGHTS AND RESTRICTIONS:

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have been structural alterations to the property many years ago. 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 - Oil  
Broadband - Suggested speeds up to 1000 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**

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.

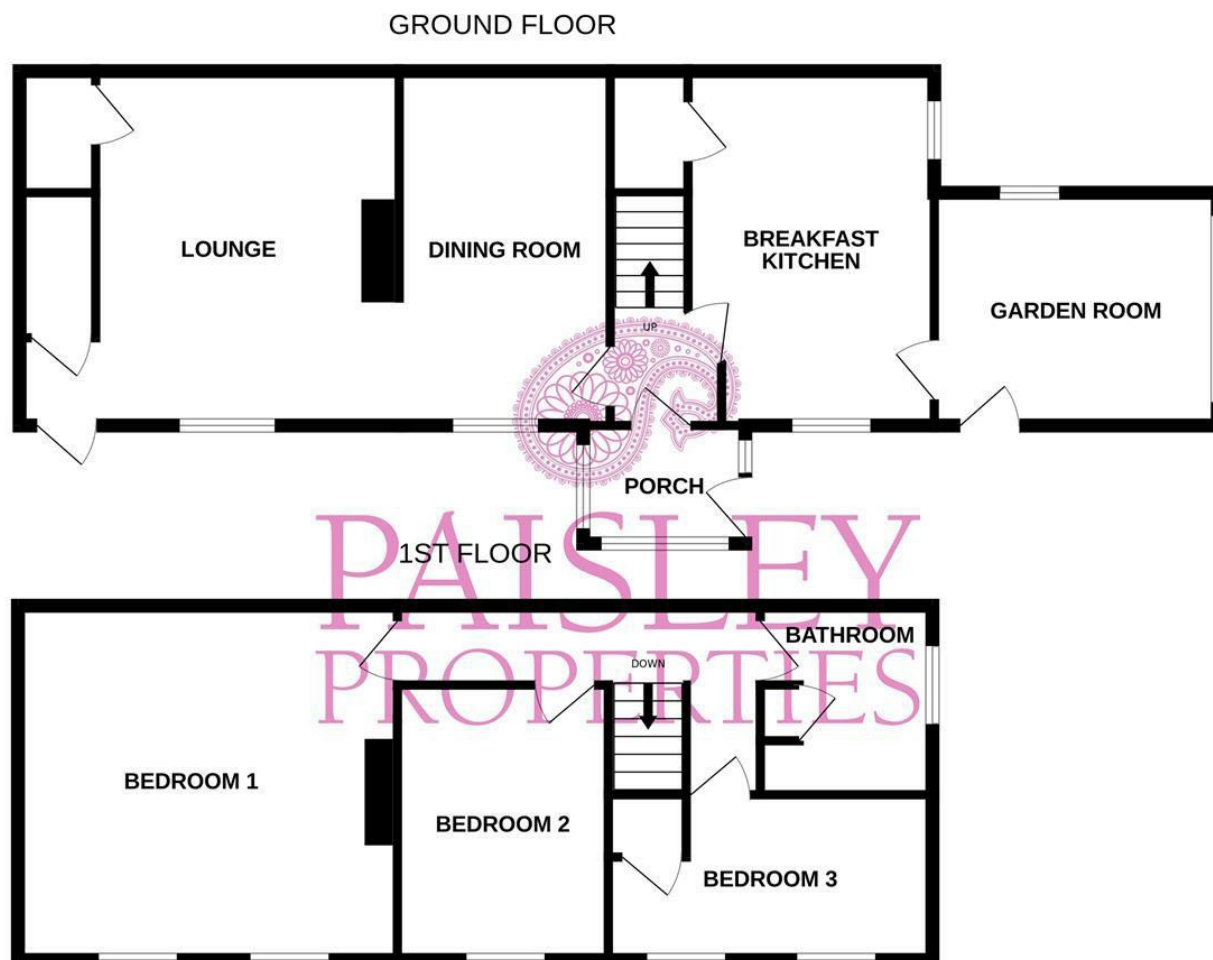
**PAISLEY MORTGAGES**

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.

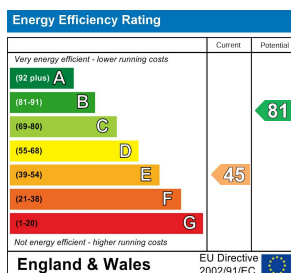
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**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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**PAISLEY**  
PROPERTIES