



THIS BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE COTTAGE IS BURSTING WITH CHARACTER AND CHARM AND BENEFITS FROM AN ENCLOSED DECKED REAR GARDEN AND ROADSIDE PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'9" x 3'7" max

You enter the property through a composite door into a welcoming hallway with hardwearing matting underfoot. A carpeted staircase ascends to the first floor and a rustic timber door leads to the lounge.

LIVING ROOM 14'4" x 17'11" max



This L shaped room has windows to dual aspects and is simply oozing character with beams to the ceiling and a gas stove in an ingelook fireplace as a focal point. Oak effect laminate flooring runs underfoot and there are two flush ceiling lights. There is ample space for not only lounge furniture but also a dining table too. Doors lead to the kitchen and the entrance hallway.



KITCHEN 10'1" apx x 6'11" max



Located to the rear of the property with a window looking out to the garden, this country style kitchen is fitted with sage green base and wall units, oak effect worktops, tiled splashbacks and a ceramic single bowl sink and drainer with mixer tap. Cooking facilities comprise of a four burner gas hob with a concealed extractor fan over and an electric oven. There is space for a tall fridge freezer and plumbing for a washing machine. Oak laminate flooring runs underfoot and a spotlight bar fitting lights the room well. A door to one corner hides a fabulous under stairs storage cupboard. A stable style timber door leads out to the garden and an internal door leads to the living room.

FIRST FLOOR LANDING 5'10" x 8'7" max



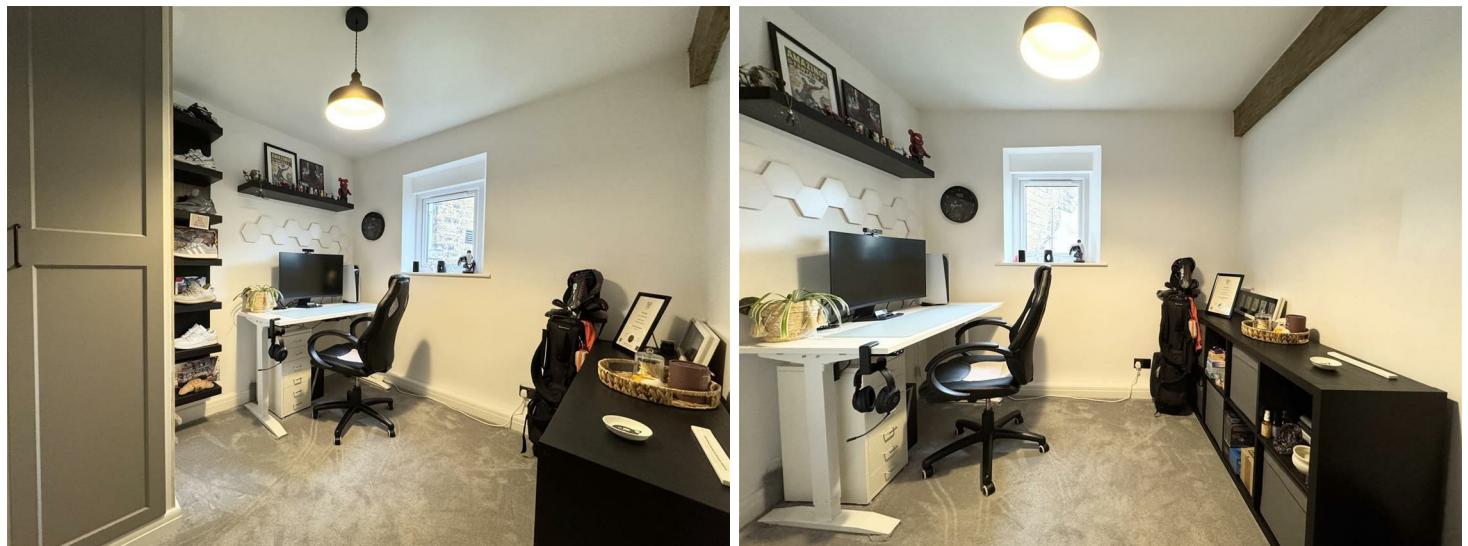
A carpeted staircase with an oak and glass balustrade ascends to the first floor landing. A hatch allows access to the loft which is part boarded. There is grey carpet underfoot and a utility style light fitting. Doors lead to the two bedrooms and shower room.

BEDROOM ONE 17'10" apx x 7'9" max



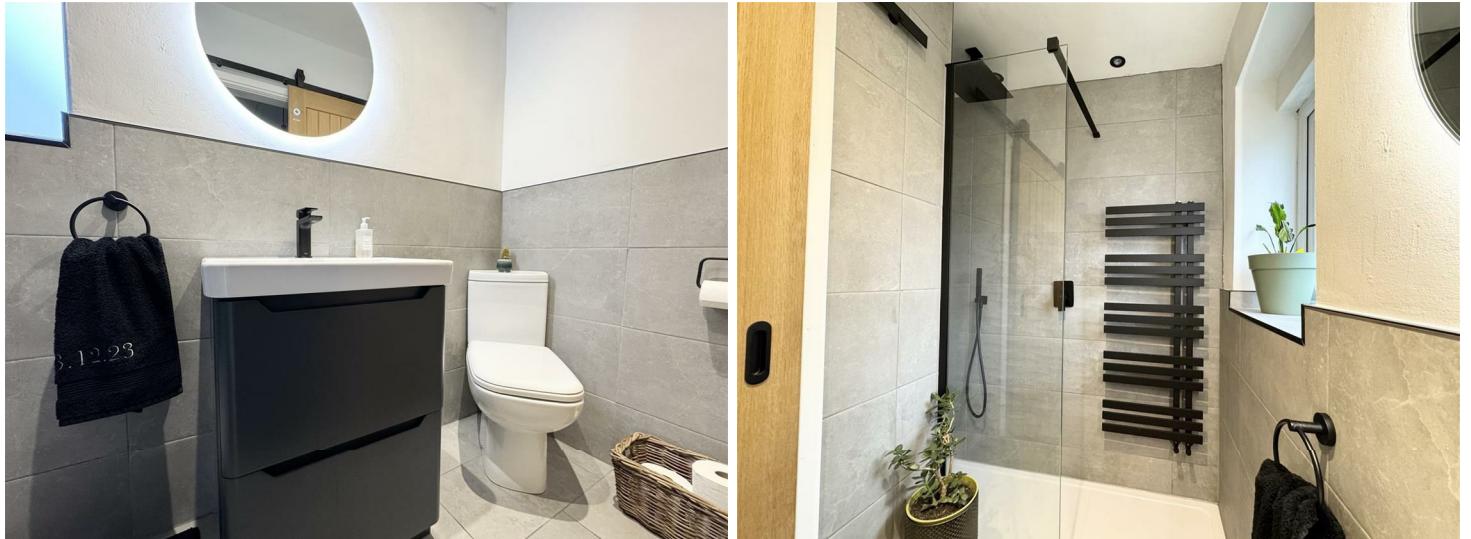
Located to the front of the property and beautifully light courtesy of two windows, this good sized double bedroom benefits from built in wardrobes to one end. There is ample space for further items of bedroom furniture. Beams to the ceiling add character and there is a black chandelier light fitting. Carpet runs underfoot and a door leads to the landing.

BEDROOM TWO 8'10" apx x 9'8" apx



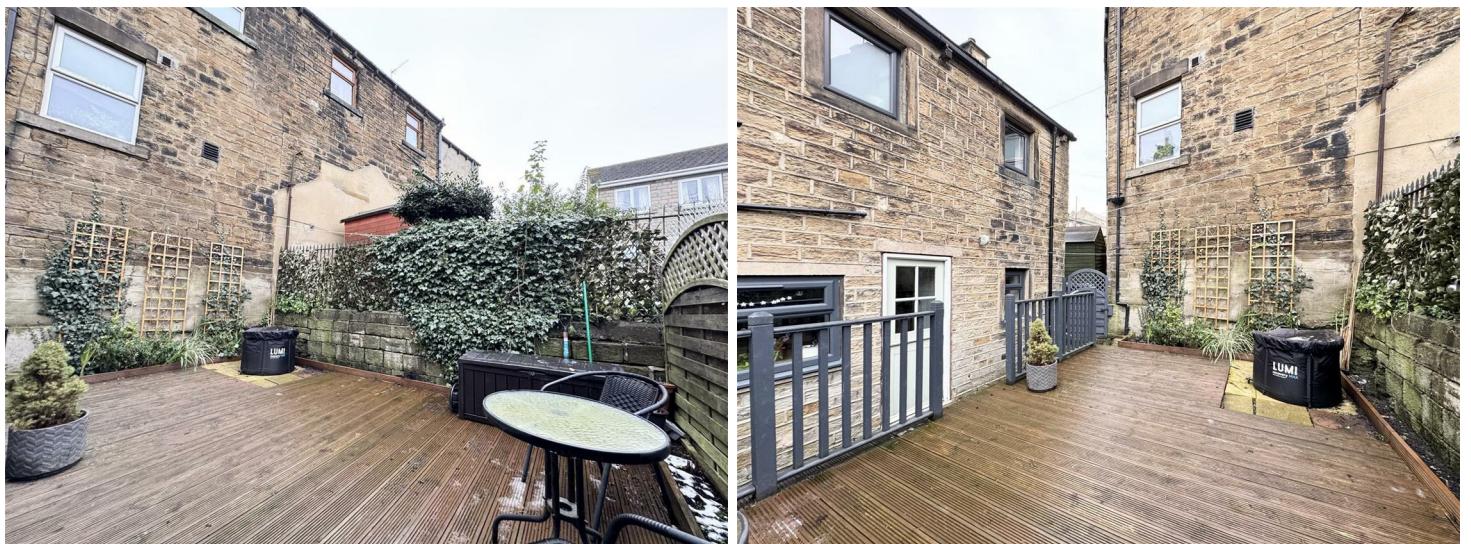
This double bedroom is located to the rear of the property with a window overlooking the garden and benefits from a built in wardrobe to one corner. There is ample space for further items of bedroom furniture. Beams to the ceiling add character and there is carpet underfoot. A door leads to the landing.

SHOWER ROOM 8'7" x 5'5" max narrowing to 3'7" apx



This beautifully presented shower room has a stunning walk in shower with black fittings, a dark grey vanity unit with drawers for storage an integrated white ceramic hand wash basin with black mixer tap alongside a low level corner WC. The room is partially tiled with grey tiles and grey ceramic tiles run underfoot. There are spotlights to the ceiling and a black heated towel radiator completes the room. An obscure window allows natural light to enter and a sliding barn style door leads to the landing.

EXTERIOR



A path leads from the front of the property down the side to a timber gate which opens to the rear enclosed garden which is decked and the perfect place to sit and enjoy the outdoors. The neighbours have a right of pedestrian access through the rear garden to access their garden, this is rarely used.

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 - stone

PARKING:

On Street Parking

RIGHTS AND RESTRICTIONS:

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 planning applications on surrounding properties or land which can be viewed on the local government planning portals.

*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 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.

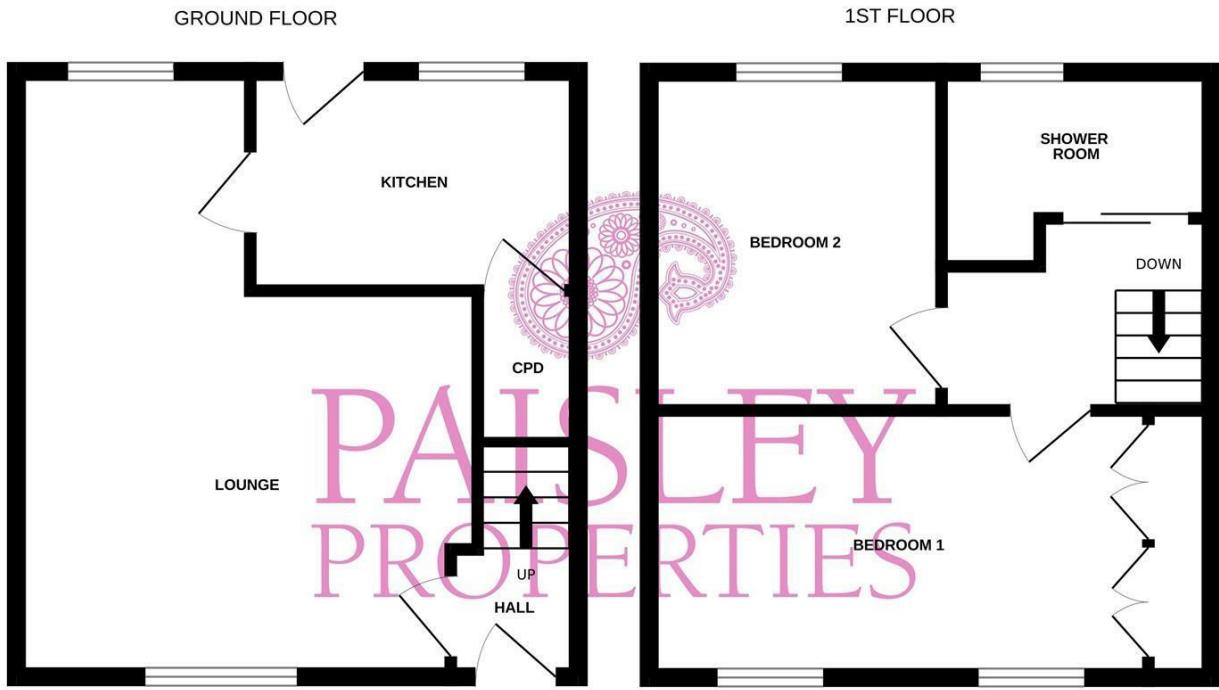
PAISLEY MORTGAGES

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 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.



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		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

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