



THIS BEAUTIFUL CHARACTER PROPERTY SITS IN AN ENVIALE LOCATION WITH FAR REACHING VIEWS AND OFFERS SPACIOUS ROOM SIZES THROUGHOUT, IT BOASTS A WELL ESTABLISHED GARDEN WITH FRUIT TREES, GARAGE AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING E

## **ENTRANCE HALLWAY 13'3" apx x 5'11" apx max**

You enter the property through an attractive heritage green composite door into a welcoming entrance hallway with wood effect vinyl flooring underfoot and ample space to remove and store outdoor clothing on arrival. Doors lead to the lounge and hallway.



## **LOUNGE 19'11" apx x 16'0" apx max**

Just bursting with character having a multifuel stove in an inglenook fireplace with a tiled hearth and a timber surround as a focal point this large lounge is simply flooded with natural light having windows looking out to the gardens on three sides. The room is neutrally decorated and has carpet underfoot. Two attractive stag style chandeliers illuminate the space beautifully. A door leads to the entrance hallway.





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

The hallway has wood effect vinyl underfoot and doors leading to the entrance hallway, dining kitchen, dining room and shower room.

### **DINING KITCHEN 10'11" apx x 19'4" apx max**

Enjoying garden views from windows to dual aspects, this farmhouse style kitchen has a log fired Esse range cooker taking centre stage and making it the real heart of the home. It is fitted with a range of solid timber base and wall units, cream laminate worktops with timber edging, cream tiled splashbacks and a cream single bowl sink and drainer with mixer tap over. There are spaces and plumbing for both a washing machine, dishwasher and a tall fridge freezer. Additional cooking facilities comprise of an electric hob and a double electric fan oven. Doors lead into the garden room and hallway.



### **GARDEN ROOM 11'1" x 5'8" max**

Located just off the kitchen and having a door leading out to the rear garden, this versatile space would make a fabulous utility room. It is light and airy courtesy of windows to dual aspects and has wood effect vinyl flooring underfoot and spotlights to the ceiling. A hatch gives access to the loft space. A door leads through to the kitchen.



### **DINING ROOM 13'6" apx x 14'11" apx max**

Located to the front of the property with lovely far reaching views from its bay window, this gorgeous room has an impressive Tudor Style open fireplace to one wall with a terracotta hearth and a timber surround. The room has neutral décor and a central copper light fitting illuminating the room beautifully. A hatch gives access to the loft and a door leads to the hallway.



## **SHOWER ROOM 7'10" apx x 7'8" apx max**

Handily located just off the hallway, this shower room is fitted with a white Victorian style suite comprising of a pedestal hand wash basin with chrome taps, a low level WC and a quadrant shower enclosure with a waterfall shower. The room is fully tiled with beige tiles and the PVC cladded ceiling has a central spot light fitting. A set of sliding wardrobes along one wall provide fabulous storage opportunities and neatly conceal the property's oil fired central heating boiler. There is wood effect vinyl flooring underfoot and a chrome heated towel rail completes the room. An obscure window allows natural light to enter and a door leads to the hallway.



## **BEDROOM ONE 12'2" apx x 15'1" apx max**

Flooded with natural light from two front facing windows, this generous bedroom has an abundance of space for freestanding items of furniture and is neutrally decorated. A door leads to the inner hallway.



### **BEDROOM TWO 10'7" apx x 16'2" apx max**

This second bedroom can be found towards the rear of the property and benefits from built in wardrobes to one wall with ample space to accommodate further items of bedroom furniture. A window looks out to the garden and a glazed door leads out into the conservatory. A door leads to the inner hallway.



### **CONSERVATORY 7'7" apx x 10'2" apx max**

Located off the second bedroom this light and airy space is a great place to relax and unwind and enjoy the garden view. It could be used as a workspace too. Wood effect vinyl flooring runs underfoot. Glazed doors lead to the bedroom and to the garden.



### **BEDROOM THREE 10'3" apx x 11'1" apx max**

This third double bedroom is again of a good size and has ample space for freestanding items of bedroom furniture. A hatch gives access to the loft and a door leads to the inner hallway.



### **FAMILY BATHROOM 8'2" apx x 10'11" apx max**

This spacious modern bathroom is fully tiled in cream tiles with a matching cream shell design bathroom suite with dark wood accessories. The suite comprises a pedestal wash basin, low level WC, a bath with a Victorian style mixer tap and a separate step in shower enclosure with an electric shower. Mosaic style vinyl flooring runs underfoot and there is a central spotlight light fitting. There is an electric heater to one wall. A high level window allows natural light to enter and a door leads to the inner hallway.



### **GARAGE & PARKING 9'8" apx x 20'2" apx max**

This generous garage is cladded with original stone to the front in keeping with the rest of the property. It has an up and over door, light and power and two Velux windows allow natural light to flood in. A stable style door opens from the rear into the garden. There are off road parking spaces available on the access road and a gravelled area provides parking space too.



## EXTERIOR & GARDENS

The property sits on a generous plot which extends over the access road where there are off road parking spaces and an orchard too. A stone wall encloses the garden to the front and there are fences to the rear. The garden is well established with trees and shrubs, lawns and a lovely pond to the rear along with a timber summer house too.





## VIEWS & AERIAL VIEWS





## **MATERIAL INFORMATION**

### **TENURE:**

Freehold

### **ADDITIONAL COSTS:**

Responsible for a third share of the maintenance of the shared driveway.

### **COUNCIL AND COUNCIL TAX BAND:**

Kirklees Band F

### **PROPERTY CONSTRUCTION:**

Standard brick and block / Stone

### **PARKING:**

Garage / Driveway

### **RIGHTS AND RESTRICTIONS:**

Shared driveway

### **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 - Cesspit

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.

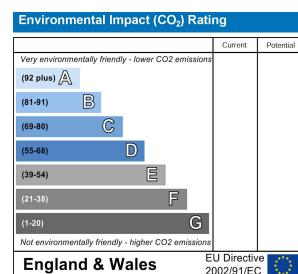
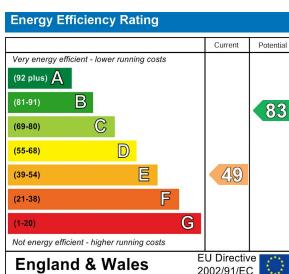
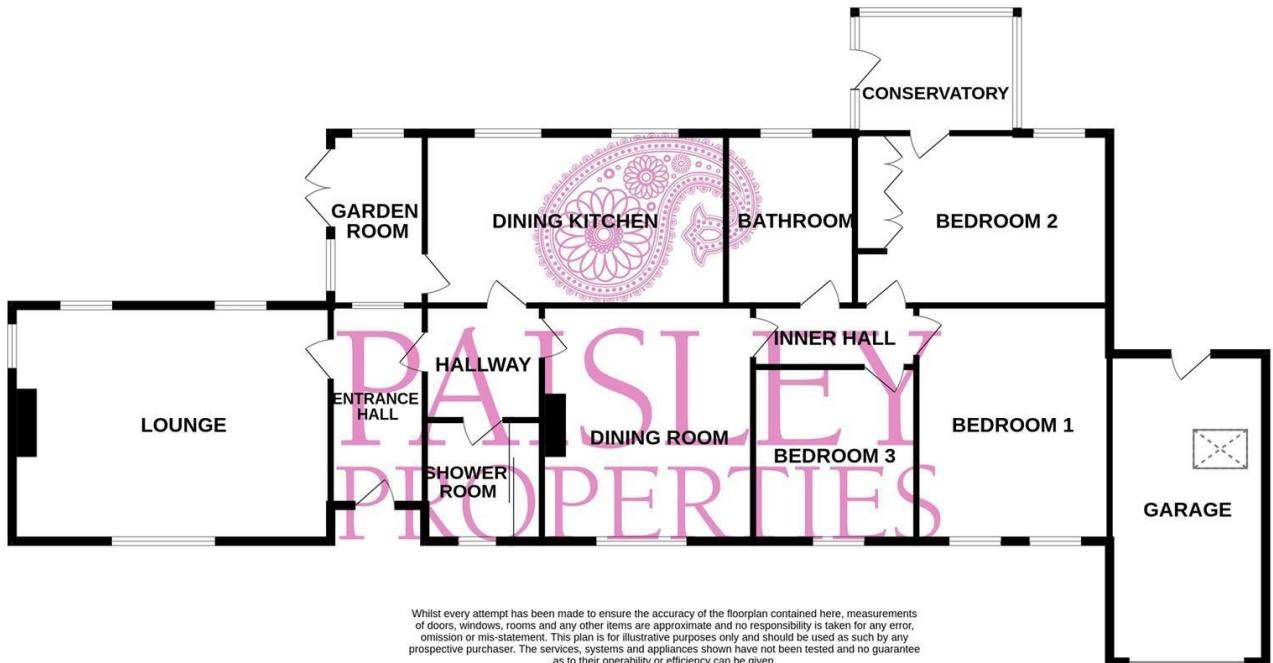
## **PAISLEY MORTGAGES**

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.



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