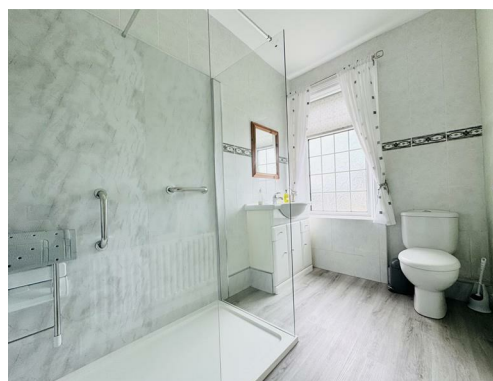


22 Hallas Road,
Kirkburton HD8 0QQ

OFFERS AROUND
£240,000



A SPACIOUS THREE BEDROOM MID TERRACE PROPERTY BURSTING WITH CHARACTER FEATURES AND RIPE FOR MODERNISATION, BOASTING A LOW MAINTENANCE FRONT GARDEN, YARD SPACE AND AN ENCLOSED GARDEN BEHIND WITH TWO GARAGES AND OFF ROAD PARKING SPACES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING E

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a modern composite door into a lovely welcoming hallway which has period features and ample space to remove and store outdoor clothing on arrival. A carpeted staircase ascends to the first floor and doors lead to the lounge and dining kitchen.

LOUNGE 16'6" apx x 13'4" apx



Located to the front of the property with a bay window allowing natural light to flood in, this generous sized lounge has character features including deep skirting boards, plaster coving and a ceiling rose with a chrome light fitting. A living flame gas fire sits on a marble hearth with a timber surround creating a lovely focal point in the room. A door leads to the hallway.

DINING KITCHEN 13'10" apx x 13'9" apx



Positioned to the rear of the property, with a window looking out to the yard, this lovely large room is fitted with a range of timber units, laminate worktops, pale green metro-tiled splashbacks, and a stainless-steel single bowl sink and drainer. There is a freestanding gas cooker with a stainless-steel extractor fan above, a tall fridge-freezer, and a washing machine. Carpet runs underfoot, and a spotlight bar together with recessed spotlights illuminate the room beautifully. A gas fire with a back boiler for the central heating sits on one wall, and there is ample space for a dining table. Doors lead to the rear porch and entrance hallway.

REAR PORCH

This rear porch has timber cladding to one wall and space to hang coats. An exterior composite door leads out to the rear and internal doors lead down to the cellar and to the kitchen.

CELLAR 8'9" apx x 6'10" apx

A set of stone stairs lead down from the rear porch to the cellar which is a useful space to store household items and is dry with a stone flagged floor and stone alcoves. A further timber door leads into the coal hole.

FIRST FLOOR LANDING

A carpeted staircase ascends to the first floor which has a side facing window allowing natural light to flood in. Doors lead to two double bedrooms, the house shower room, a large storage cupboard and a further staircase to the attic bedroom.

BEDROOM ONE 13'9" apx x 10'9" apx

This lovely large double bedroom is fitted with a range of dark wood bedroom furniture including wardrobes, a headboard and bridging cupboards. A door leads to the landing.

BEDROOM TWO 13'6" apx x 10'9" apx

Located to the front of the property with a window overlooking the street, this generous double bedroom boasts a high ceiling with a ceiling rose and decorative coving. A door leads to the landing.

HOUSE SHOWER ROOM 10'0" apx x 6'0" apx



This modern shower room is fitted with a walk in double shower enclosure with a thermostatic mixer shower, a white vanity unit with an integrated hand wash basin with chrome taps and a low level WC. There is grey wood laminate flooring underfoot and spotlights to the ceiling. A door leads to the landing.

ATTIC BEDROOM 17'4" apx x 12'5" apx



Accessed via a carpeted set of stairs from the first floor landing this good sized bedroom has a small high level side facing sash window allowing some natural light to enter. There are eaves cupboards offering a good amount of storage.

REAR YARD & OUTHOUSE WITH STORE ROOM 9'3" apx x 5'9" apx



To the rear of the property is a paved yard space with an outhouse which is on two levels with a storage area and then plumbing and space for a washing machine, a sink and cupboards. Previously there was access from the house into the outhouse.

GARAGES & PARKING



To the rear of the property is a shared lane for vehicular access, there are two garages for this property which sit either side of the enclosed garden space and both have room for a vehicle to be parked in front.

GARDEN



Across the access lane sits an unusually generous enclosed lawned garden with well established fruit trees.

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 B

PROPERTY CONSTRUCTION:

Standard construction

PARKING:

2 Garages & Off Road Parking

RIGHTS AND RESTRICTIONS:

Shared access lane to the rear of the property

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have been structural alterations to the property and it is unknown whether the relevant paperwork is available.

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 - Mains Gas

Broadband - Suggested speeds up to 24 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.

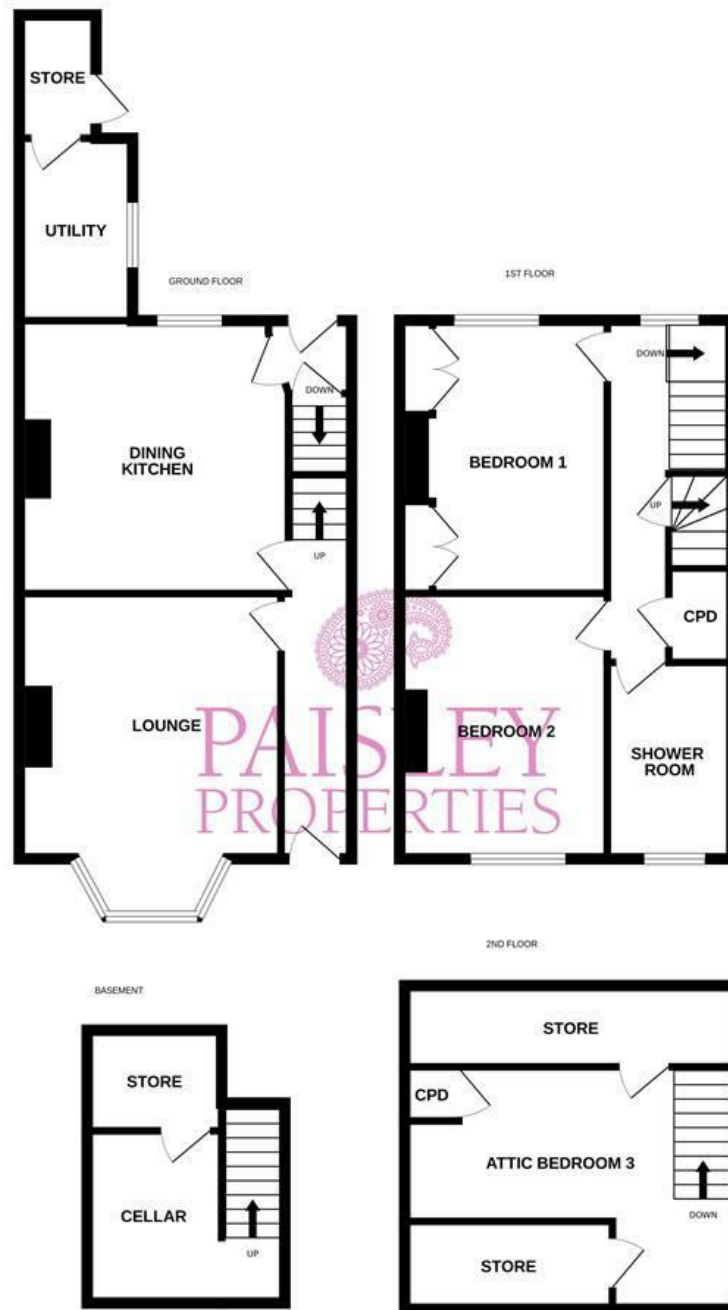
PAISLEY MORTGAGES

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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
54	75
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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PAISLEY
PROPERTIES