



**\*\*INTERNAL VIEWING RECOMMENDED\*\*** THIS SUPERB THREE BEDROOM END TERRACE FAMILY HOME IS READY TO MOVE INTO BUT ALSO IS BURSTING WITH FURTHER POTENTIAL. IT BOASTS SPACIOUS LIVING ACCOMMODATION, THREE DOUBLE BEDROOMS, DRIVEWAY PARKING, PRIVATE REAR GARDEN AND DETACHED GARAGE

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

## ENTRANCE HALLWAY

You enter the property through a white uPVC door into a welcoming entrance hallway which has practical matting underfoot and a carpeted staircase ascending to the first floor landing. Doors lead to the lounge and dining kitchen.

## LOUNGE 18'1" x 11'10" max

Flooded with natural light from its front facing window, this spacious lounge has a multi fuel stove within the chimney breast with a tiled hearth creating a lovely focal point in the room. There is ample space to accommodate lounge furniture and wall lights illuminate the room beautifully. Sliding patio doors allow access to the conservatory and doors lead to the entrance hallway.



## DINING KITCHEN 9'10" x 18'0" max

This modern dining kitchen is fitted with a combination of latte and mocha base and wall units with wood effect laminate worktops and upstands and a stainless steel single bowl sink and drainer with mixer tap. Cooking facilities comprise of an electric hob with a black canopy extractor fan and matching splashback and an electric oven. Integrated appliances include a fridge freezer, dishwasher and washing machine. There is space to accommodate a dining table in front of the window which looks out into the front garden, a striking contemporary light fitting hangs over the table. Spotlights to the ceiling and wood effect vinyl flooring finishes the room. Doors lead to the entrance hallway and conservatory.





### **CONSERVATORY 9'11" x 22'3" max**

This generous conservatory has dwarf walls and white uPVC frames, is a superb addition to the property and can be accessed from both the lounge and the dining kitchen. Practical wooden flooring runs underfoot and wall lights illuminate the room. A door leads to the garden.



### **FIRST FLOOR LANDING**

This generous landing is light and airy and boasts a large window offering far reaching views. The boiler is situated here and there is a hatch giving access to the loft which is boarded and has a light and ladder.

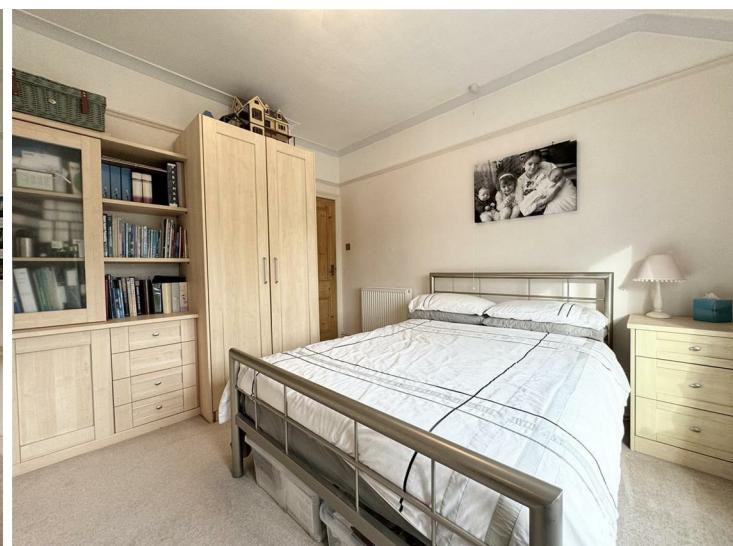
### **BEDROOM ONE 11'8" x 11'1"**

Situated towards the front of the property with a window allowing natural light to cascade in, this lovely large bedroom has fitted ivory wardrobes and matching drawers. A door leads to the landing.



### **BEDROOM TWO 11'9" x 11'10" max**

Located to the front of the property with a window overlooking the front garden, this light and airy second double bedroom benefits from fitted wardrobes and desk space. A door leads to the landing.



### **BEDROOM THREE 8'7" x 6'10" max**

Enjoying far reaching views from its window this charming third bedroom is neutrally decorated and could accommodate a double bed. A door leads to the landing.

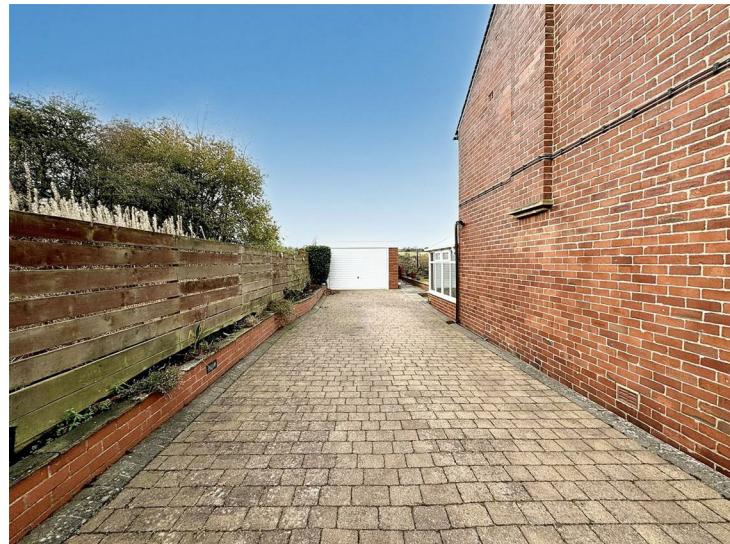
### **SHOWER ROOM 6'8" x 5'11"**

This contemporary shower room is fitted with a white pedestal wash basin and a matching low level W.C. alongside a large quadrant shower enclosure with a thermostatic mixer shower. The room is fully tiled with pale grey tiles and there are coordinating darker grey tiles underfoot. Spotlights to the ceiling complete the room. An obscure window allows light to enter and a door leads to the landing.



## **GARDENS, GARAGE & PARKING**

To the front of the property is a walled low maintenance front garden with a hedge offering privacy from the road and a path leading to the front door. A block paved wide driveway runs down the side of the property to a single garage which has light and power and both up and over door and a side door leading out to the garden. The rear garden is of a good size and is mainly laid to lawn. The open aspect behind the property provides picturesque countryside views.



## VIEWS



## **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 brick and block

### PARKING:

Garage & Driveway

### RIGHTS AND RESTRICTIONS:

### DISPUTES:

There have not been any neighbour disputes.

### BUILDING SAFETY:

There have not been any structural alterations to the property /

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 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**

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.

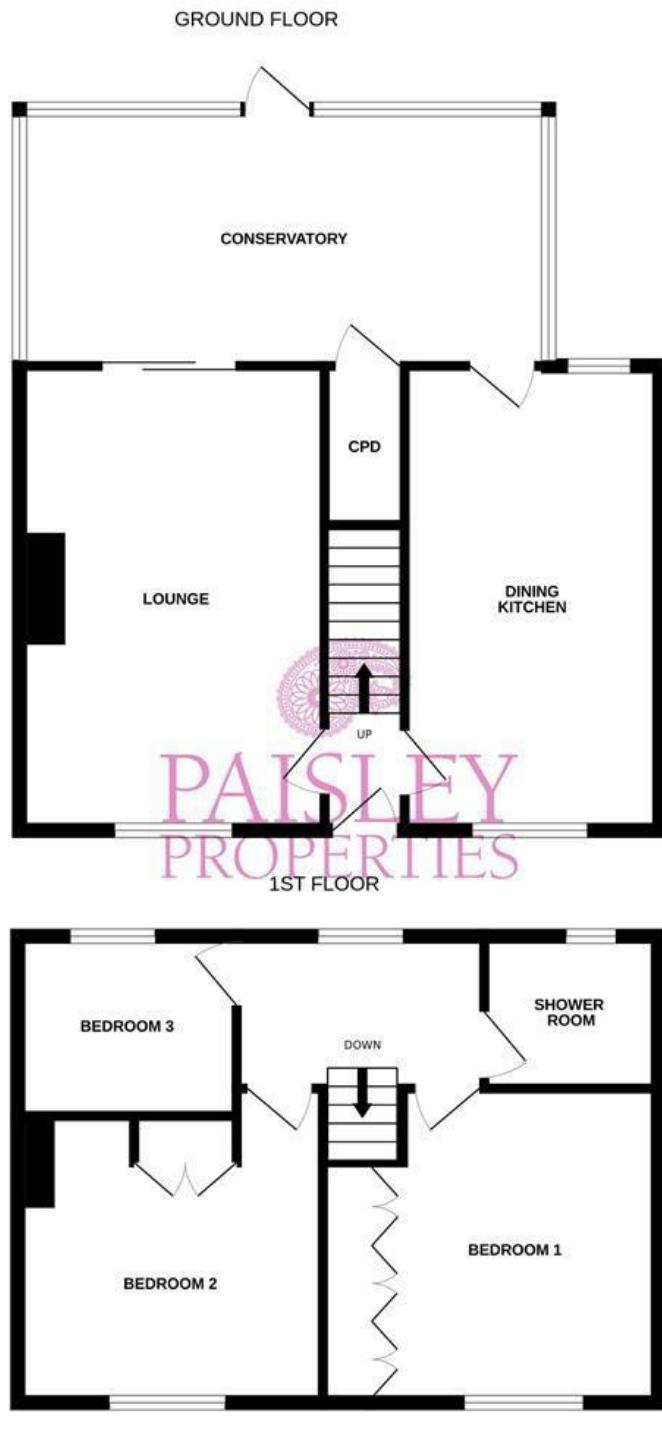
## **PAISLEY MORTGAGES**

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](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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

83

71

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(92 plus) A

(81-91) B

(69-80) C

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Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC

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