

64 Bluehills Lane,  
Lower Cumberworth HD8 8RQ

OFFERS AROUND  
£140,000



SPACIOUS AND MODERN 1ST FLOOR APARTMENT ON POPULAR DEVELOPMENT IN LOWER CUMBERWORTH, WITH TWO DOUBLE BEDROOMS, DESIGNATED PARKING SPACE AND COMMUNAL GARDENS.

LEASEHOLD 108 YEARS REMAINING / QUARTERLY GROUND RENT / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY  
PROPERTIES



Located in this sought after village location, is this modern two double bedroom first floor apartment which has neutral decor and briefly comprises of; large entrance hall, living room, dining kitchen, two double bedrooms and modern bathroom. To the rear of the property is a large communal garden space and to the front is the properties parking space. Lower Cumberworth is a highly sought after semi-rural village which is surrounded by open countryside. There are well regarded primary schools a short distance away, Denby Dale train station is closeby and all the village amenities in Denby Dale and Skelmanthorpe can easily be enjoyed.

### **ENTRANCE**

To the front of the property there is large a glazed UPVC door which opens into the communal hallway with stairs ascending to the apartment entrance.

### **HALLWAY**

You enter the property through a wooden door into the spacious hallway. This area benefits from a built in storage cupboard perfect for storing coats, shoes and other household items and a further cupboard houses hot water system and offers additional storage space. Doors lead through to the living kitchen, bedroom one, bedroom two and house bathroom.

### **LIVING ROOM 17'1" x 10'4" approx**

The living area is beautifully presented with modern decor and offers lots of space for free standing living room furniture while still accommodating a dining table and chairs—making it ideal for both relaxing and entertaining. Large patio doors with a Juliet balcony flood the space with natural light and offer a pleasant outlook to the front of the property. Doors lead to the kitchen and hallway.



**KITCHEN 12'2" x 7'3" approx**

The kitchen is well-appointed with a range of wooden wall and base units, complemented by dark roll-top work surfaces and a stylish mosaic tiled splashback. A stainless steel sink and drainer with mixer tap is positioned beneath a window that overlooks the rear of the property, allowing for plenty of natural light. Integrated appliances include a built-in oven, four-ring gas hob, and a washing machine, with additional space provided for a freestanding fridge-freezer. The kitchen is finished with neutral décor and practical laminate-style vinyl flooring. A door leads through to the living room.

**BEDROOM ONE 11'1" x 10'0" approx**

Located at the rear of the property, this well-proportioned double bedroom offers plenty of space for freestanding furniture. It's neutrally decorated and benefits from a large window that overlooks the communal gardens which allow for good natural light to enter the room. A door leads to the hallway.



**BEDROOM TWO 12'6" x 10'0" approx**

Another generously sized double bedroom is located at the front of the property. Styled with soft, neutral colours, the room comfortably accommodates freestanding bedroom furniture. A door leads to the hallway.





**BATHROOM 12'5" x 5'4" approx**

The bathroom is fitted with a three piece white suite comprising of a bath with shower over, pedestal hand wash basin and low level W.C. The bathroom is fully tiled in white wall tiles and has recessed spot lighting to the ceiling. The room benefits from vinyl flooring, a heated towel rail and a large 2 door storage cupboard. An obscure glazed window faces the rear of the property and a door leads to the hallway.



**PARKING**

To the front of the property is a designated parking space. There is also additional visitor parking.





## **MATERIAL INFORMATION**

TENURE: Leasehold

### **LEASEHOLD:**

Length of lease - 125 Years

Start date - 2007

Years remaining - 108 Years

ADDITIONAL COSTS: Ground rent - £1,550.00 per annum, Paid quarterly. (£387.50)

COUNCIL AND COUNCIL TAX BAND: Kirklees Band B

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: One designated parking space

RIGHTS AND RESTRICTIONS: None

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 - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000mbps

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.

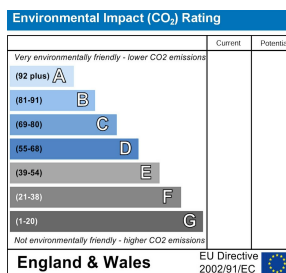
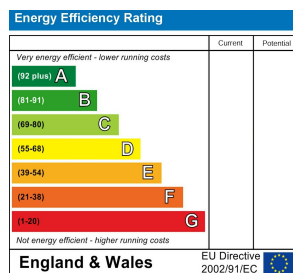
### **PAISLEY MORTGAGES**

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.



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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