# 15 Cropper Grove,
# Flockton WF4 4FH

**OFFERS AROUND**
**£137,500**















**50% SHARED OWNERSHIP** THIS BEAUTIFUL THREE BEDROOM SEMI-DETACHED FAMILY HOME OFFERS WELL PRESENTED SPACIOUS LIVING ACCOMMODATION IN A TUCKED AWAY POSITION OVERLOOKING THE PARK. EXTERNALLY IT BOASTS A GOOD SIZE SOUTH FACING REAR GARDEN AND PARKING FOR TWO VEHICLES.
LEASEHOLD / COUNCIL TAX BAND C / ENERGY RATING B
MONTHLY RENT & SERVICE CHARGE APPLIES ON THE 50% SHARE

PAISLEY
PROPERTIES

**ENTRANCE HALLWAY 6′0″ apx x 4′8″ apx**





You enter the property through a composite door into a welcoming hallway which has space to remove and store outdoor clothing on arrival.  A carpeted staircase ascends to the first floor and a door leads to the lounge.

**LOUNGE 14′5″ apx x 11′5″ apx**





Located to the front of the property with a window looking out to the park as well as a side facing window letting extra light in, this lovely lounge is neutrally decorated and has space to accommodate lounge furniture. Doors lead to the entrance hallway and dining kitchen.

**DINING KITCHEN 9'11" apx x 14'11" apx**

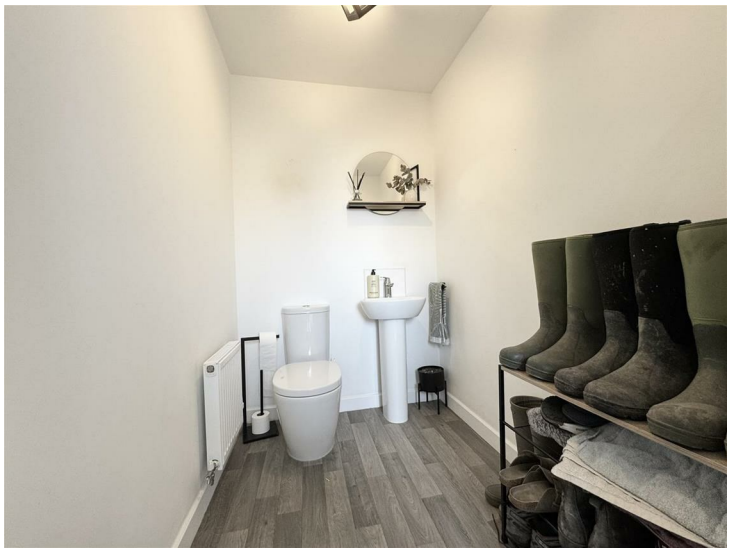



Located to the rear of the property with a window looking out to the lovely garden, this fabulous dining kitchen is fitted with a range of white base and wall units, dark laminate worktops with matching upstands and a single bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise a freestanding electric cooker. There is space and plumbing for both a dishwasher and a washing machine and space for a tall fridge freezer. A large built in cupboard provides storage for household items. Grey vinyl flooring runs underfoot and there is a spotlight bar to the ceiling completing the room. There is space for a good sized dining table and chairs. Doors lead to the lounge and the rear hallway.

**REAR HALLWAY 6'0" apx x 4'3" apx**

This fabulous rear entrance hallway is of a good size and has ample space to remove and install outdoor clothing. Internal doors lead to the downstairs WC and dining kitchen and a part glazed composite door leads out to the garden.

**DOWNSTAIRS WC 4'8" apx x 3'4" apx**

This generous size downstairs WC is fitted with a compact pedestal hand wash basin with mixer tap and tiled splashback alongside a matching low-level cistern WC. Grey vinyl flooring runs under foot and a door leads to the rear entrance hallway.

**FIRST FLOOR LANDING**

A carpeted staircase ascends from the entrance hallway to the first floor landing which is nice and spacious with doors leading to the three bedrooms and house bathroom.

**BEDROOM ONE 11'9" apx x 15'0" max**



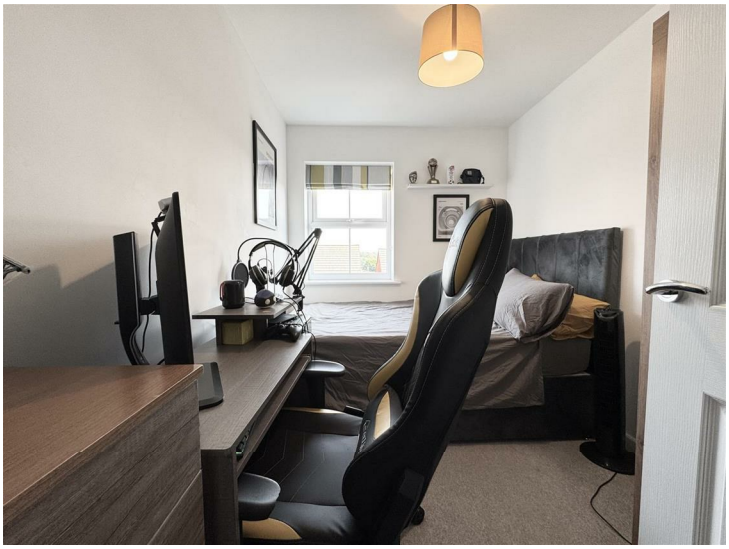
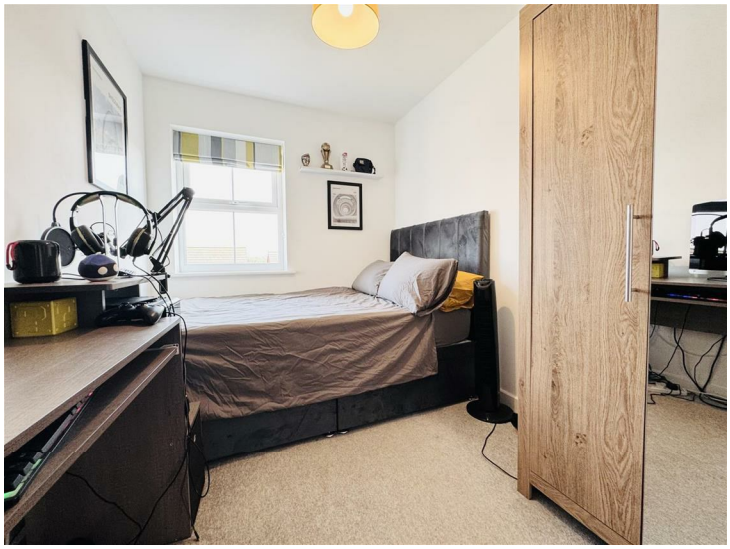

Positioned to the front of the property with two windows looking out over to the park, this fabulous master bedroom has modern grey panelling to one wall and an alcove area perfect for use as a dressing space. A large built-in cupboard provide space to hang clothing. A door leads to the landing.

**BEDROOM TWO 7'7" apx x 13'10" apx**




This second double bedroom can be found to the rear of the property with a window which overlooks the rear garden. The room is neutrally decorated and there is ample space for freestanding bedroom furniture. A door leads to the landing.

**BEDROOM THREE 9'10" apx x 7'0" apx**

Located towards the rear of the property with a window looking out to the garden, this good size third bedroom has ample space for freestanding items of bedroom furniture. A hatch allows access to the loft and a door leads to the landing.

**HOUSE BATHROOM 7'7" apx x 6'2" apx**




This contemporary bathroom is fitted with a white three-piece suite comprising a deep bath with chrome mixer tap and electric shower over, a square pedestal hand wash basin with chrome mixer tap and a matching low-level WC. The room is partially tiled with white ripple tiles which also create a splashback behind the wash basin. A white heated towel radiator and a flush light fitting complete the room. A side facing obscure window allows natural light to flood in and a door leads to the landing.

**EXTERIOR**





To the front of the property is a small attractive garden space and a path leading up to the front door. There is a large enclosed south facing garden to the rear which has a patio area adjacent to the house whilst the rest is laid to lawn. There is a shed for storing garden items. A gate leads out to the side of the property where there is parking for two vehicles.





**MATERIAL INFORMATION**
TENURE:
Shared Ownership

LEASEHOLD:
Length of lease - 125 years
Start date - 2018
Years remaining - 117 years

ADDITIONAL COSTS:
There are additional costs associated with the property, shared areas or development.
Rent for remaining 50% : £316.60 per month
Service charge - £236.16 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Standard
The property has a new build warranty on it through 2028

PARKING:
Driveway

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 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 1800 Mbps Download and 220 Mbps Upload

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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

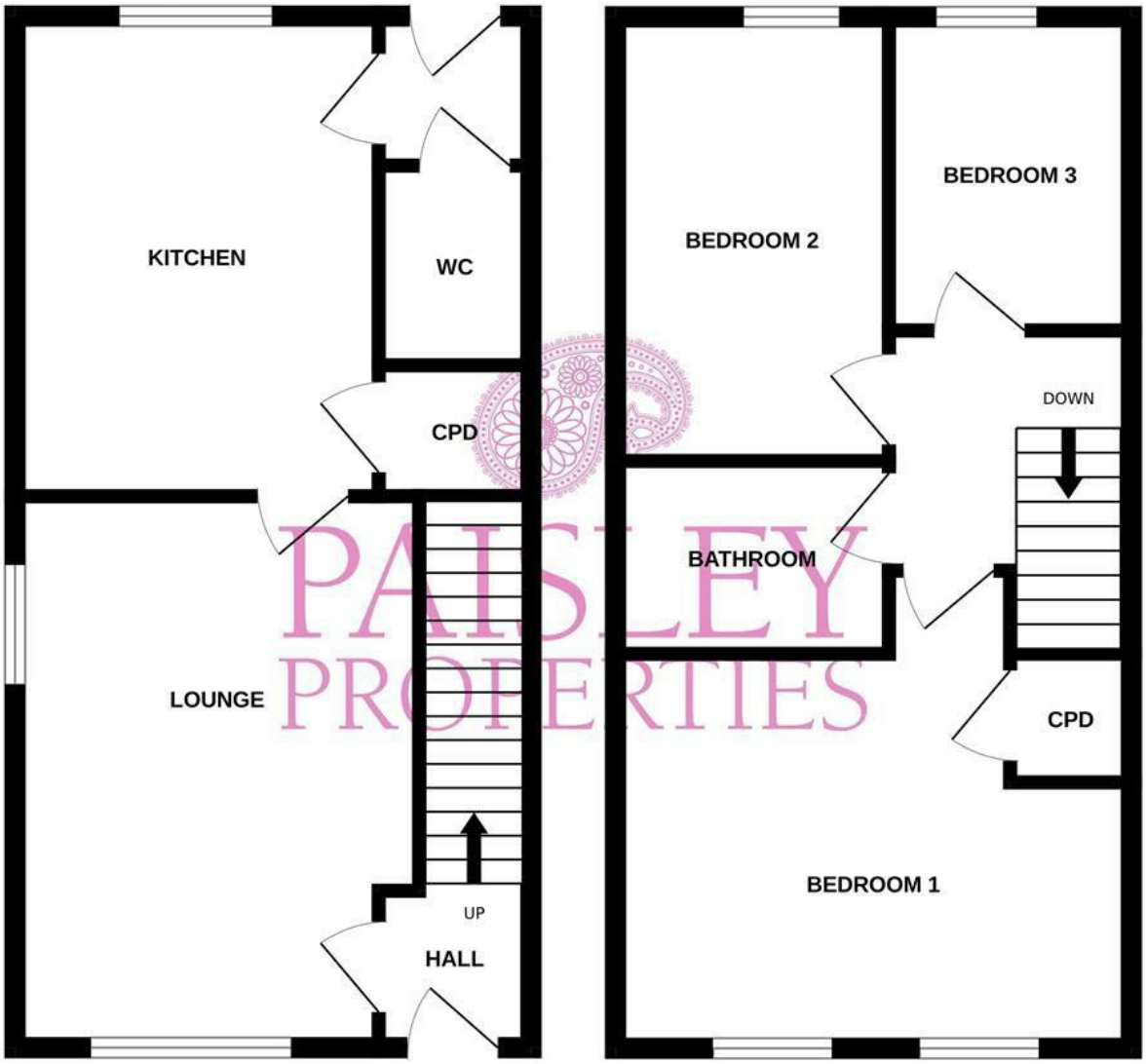
**PAISLEY PROPERTIES**
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like 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. *

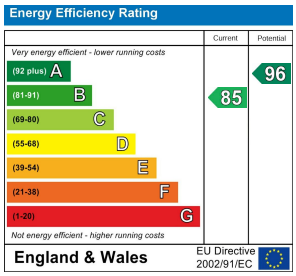
GROUND FLOOR

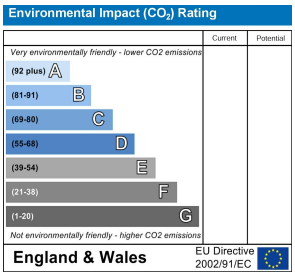
1ST FLOOR




PAISLEY PROPERTIES

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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