2 Low Town,
Kirkburton HD8 0SD

OFFERS AROUND
£525,000















THIS GORGEOUS FOUR BEDROOM DETACHED COTTAGE IS SIMPLY OOZING CHARACTER AND CHARM AND BOASTS GARDENS TO TWO SIDES, PARKING AND A GARAGE IN A CENTRAL VILLAGE LOCATION.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'8" x 5'0" apx
You enter the property through a timber door into a welcoming hallway where you are immediately greeted with beams and character features setting the scene for the rest of the property. A high level cupboard discreetly hides the property's consumer unit and a built in cupboard provides storage for coats and shoes on arrival. A carpeted staircase ascends to the first floor landing and a door leads through to the dining room.

DINING ROOM 16'4" apx x 15'10" apx




Flooded with natural light from windows to dual aspects, this formal dining room has space for a good sized dining table and chairs along with further items of freestanding furniture. An inglenook fireplace used as a decorative feature creates a lovely focal point in the room and there are beams to the ceiling. Rustic timber doors lead to the entrance hallway, lounge and kitchen.

CELLAR 6'11" apx x 7'4" apx
Between the dining room and the lounge hidden behind a rustic timber door is a set of stone steps which give access to the property's cellar which is predominantly dry and perfect for storage.

LIVING ROOM 15'1" apx x 16'10" apx




Again simply flooded with natural light courtesy of windows to dual aspects this spacious lounge has a log burner, wood flooring and wall lights illuminating the room beautifully. There is an abundance of space for lounge furniture. An opening leads through to the dining room.



KITCHEN 18′5″ apx x 10′2″ apx





This light and airy kitchen is fitted with timber units, laminate worktops, graphite tiled splashbacks and a one and a half bowl black sink and drainer with mixer tap. A range cooker takes centre stage which has a gas hob and electric ovens with a matching extractor fan over. Integrated appliances include a tall fridge freezer and there is space and plumbing for a dishwasher. A timber breakfast table to one wall creates an informal dining solution. There are spotlights to the ceiling and vinyl flooring runs underfoot. A sliding barn door gives access to the utility room, a stable style exterior door gives access out to the rear of the property and an internal door leads to the dining room.

UTILITY 5′11″ apx x 3′11″ apx



Handily located just off the kitchen the utility room has built in shelving and cupboards, a laminate worktop and space and plumbing for both a washing machine and a tumble dryer. There is vinyl flooring underfoot. A sliding door leads back into the kitchen and a door leads through to the downstairs WC.

DOWNSTAIRS WC 2'4" apx x 5'10" apx



Fitted with a timber washstand with a bowl style handwash basin with mixer tap and a matching low level WC, this handy downstairs WC has vinyl flooring underfoot and spotlights to the ceiling. A high level window allows natural light to spill in and a door leads through to the utility room.

FIRST FLOOR LANDING



A carpeted staircase ascends from the entrance hallway to the first floor landing which has two rear facing windows which allow natural light to cascade in. There are exposed beams to the ceiling. Doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 13'1" apx x 12'4" apx





This lovely neutrally decorated master bedroom boasts two windows looking out to the front of the property and exposed beams to the ceiling. It is fully fitted with characterful timber bedroom furniture including wardrobes and a dressing table. A hatch gives access to the loft and rustic timber doors lead to the ensuite and landing.

ENSUITE 5'11" apx x 2'11" apx



This compact ensuite shower room is fitted with a pale grey tiled enclosure equipped with an electric shower alongside a small pedestal handwash basin and a corner WC. There is vinyl underfoot. A rustic timber door leads to the bedroom.

BEDROOM TWO 11'3" apx x 9'8" apx





This charming double bedroom has a large front facing window allowing copious natural light to enter. There is a walk in wardrobe (1.07m x 2.96m) to one corner offering a tremendous amount of storage and there is room to accommodate freestadning bedroom furniture. A rustic timber door leads to the landing.

BEDROOM THREE 10'4" apx x 10'4" apx




This third double bedroom has windows to dual aspects, neutral décor and ample space for bedroom furniture. A rustic timber door leads to the landing.

BEDROOM FOUR 11'11" apx x 6'10" apx




The fourth bedroom has a large window looking out over the garden and is nice and light which has made it a great hobby/sewing room for the current owner. There is ample space to accommodate a single bed and associated items of bedroom furniture. A rustic timber door leads to the landing.

FAMILY BATHROOM 10'2" apx x 7'7" apx





This well apppointed family bathroom is generous in size and has not only a walk in enclosure equipped with an electric shower, but also a bath with central taps, a pedestal handwash basin and a low level WC. The room is partially tiled with pale blue mosaic tiles, wood effect flooring runs underfoot and spotlights to the ceiling complete the room. A rustic timber door leads to the landing.

GARAGE & UNDERCROFT 13'8" apx x 18'2" apx

To the rear of the property is a detached garage with light and power. There is also an undercroft under the house for extra storage.

EXTERIOR





The property sits on a generous plot which is well presented and must be viewed to be fully appreciated. To the rear is a generous lawned area which is separated from the house by a driveway which serves this property and the neighbouring property too and is accessed through the small car park on Riley Lane. This provides off road parking and also gives access to the garage. There is a paved patio adjacent to the house where there is a large wood store and space for garden furniture. To the side of the property is a good sized enclosed garden space which is leased.









MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development but there is a shared responsibility with the neighbour for maintaining the shared drive.
An extra portion of garden is also rented (ask agent for details)

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band E

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Off Road Parking

RIGHTS AND RESTRICTIONS:
In a conservation area / Neighbours have a right of use of the 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 - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 10000 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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

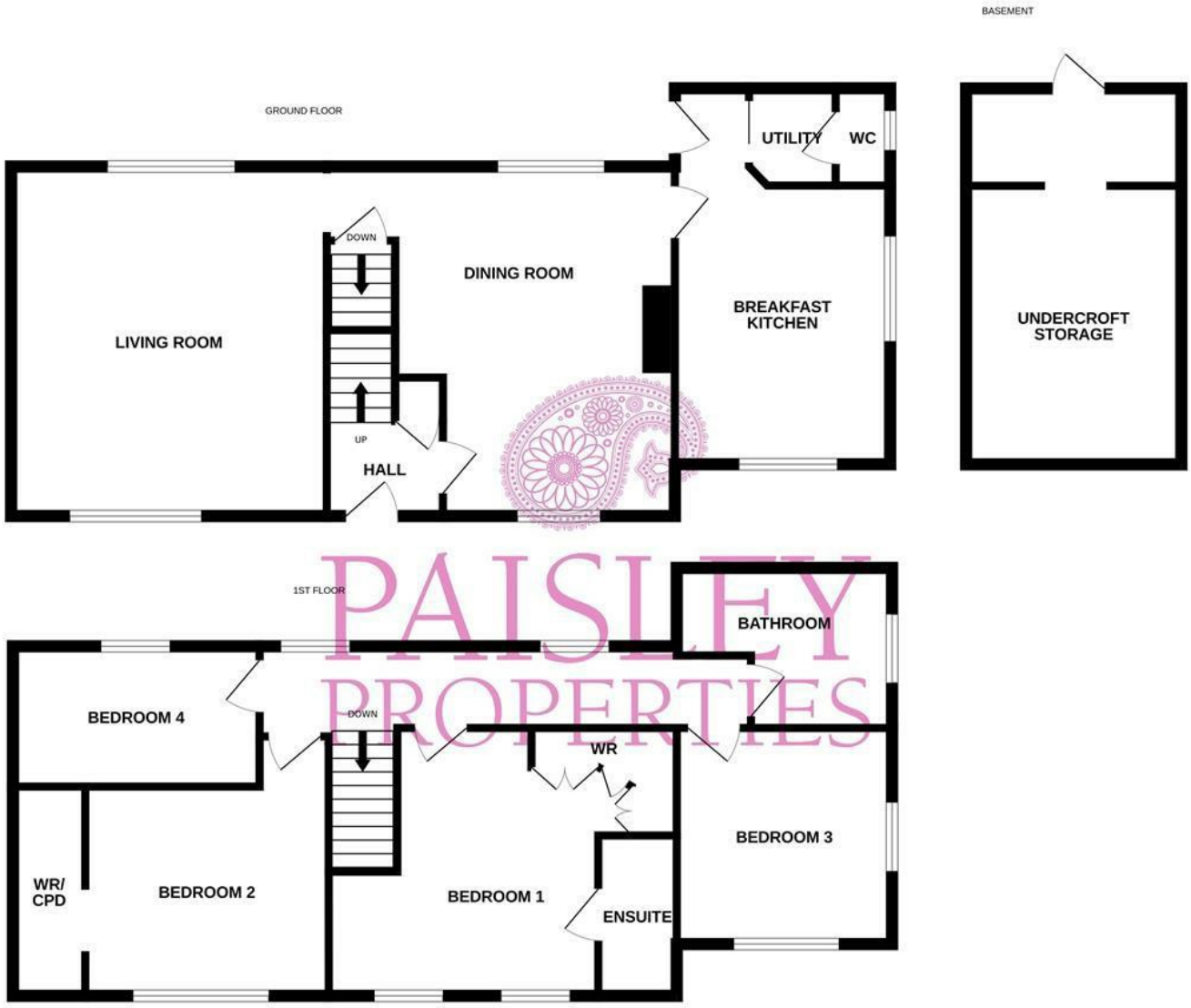
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

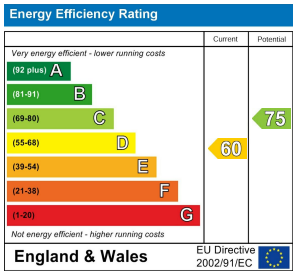
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

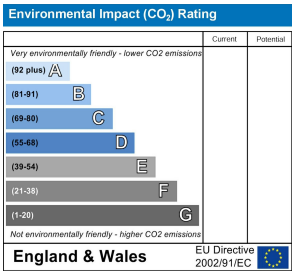
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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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