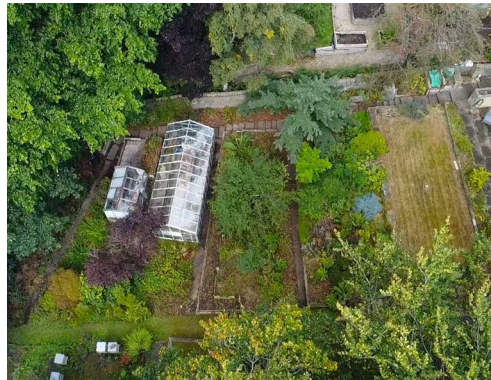


Farinosa, 3a Primrose Lane,  
Kirkburton HD8 0QY

OFFERS AROUND  
£400,000



THIS UNIQUE THREE BEDROOM PROPERTY SITS ON A SUPERB PLOT WITH  
LARGE GARDENS AND A DETACHED OLD BOILER HOUSE/GARAGE.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: D

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 15'7" apx x 4'11" apx**

You enter the property through a glazed uPVC door, with side window, into this entrance hall. There is a useful storage cupboard, perfect for hiding away coats and shoes, wood effect flooring and doors which lead through to the downstairs W.C, lounge, cellar and dining room.



### **DOWNSTAIRS W.C 7'4" apx x 3'1" apx**

Fitted with a vanity unit, hand wash basin with hot and cold taps and a low level W.C this room is partially tiled, has an obscure glazed front facing window and wood effect flooring. A door leads to the entrance hall.



### **LOUNGE 14'5" apx x 13'6" max**

With lovely high ceilings and attractive coving this generously sized lounge has a chimney breast which houses a gas coal effect fire with marble effect and timber surround. There are alcoves either side, one suitable for freestanding furniture items and the other having the glazed door which leads to the entrance hall. There is a rear facing window with views out over the garden, and a further glazed door leads to the rear porch.



### **REAR PORCH 6'3" apx x 4'5" apx**

This handy porch links the outside with the main house and is a perfect place to remove outdoors shoes and boots. Alternatively there is space to put a chair and sit and enjoy views of the garden from the two elevations of glazing. There is tiled flooring and glazed doors lead to the patio and lounge.



### **CELLAR**

Stone steps lead down to a cellar where there is the original stone slab.

### **DINING ROOM 14'3" apx x 10'9" max**

Offering ample space for either a table and chairs or further sitting room furniture this dining room has a gas fire with marble effect and timber surround which provides a focal point for the room. There are dual aspect windows, one looking out over the pretty garden, and part glazed doors which lead through to the entrance hall and stair bottom. The dining room is open plan to the kitchen, with a large opening providing a subtle divide.



### **KITCHEN 11'0" apx x 10'7" max**

This charming kitchen boasts pale wood effect, handle-less, wall and base units, granite effect roll top work surfaces with matching upstands and a stainless steel sink and drainer with mixer tap. There is a double oven, four ring gas hob, extractor fan, integrated fridge and washing machine. A side facing window lets in natural light, there are spot lights to the ceiling, tiled flooring and a large opening leads to the dining room, making this the perfect entertaining or family space.

Measurements reduce from 3.25m to 1.69m.



### **STAIRS AND LANDING**

From the dining room a door opens to the stair bottom where there is built in storage shelving. Stairs then rise to the first floor landing which is split level and has doors leading to the three bedrooms and wet room.

### **BEDROOM ONE 14'4" apx x 13'5" apx**

This well proportioned king size bedroom has an abundance of space for a range of furniture. Two rear facing windows provide gorgeous views over the garden and to the rolling hills beyond and a door leads to the landing. There is an access hatch to the loft.



### **BEDROOM TWO 14'2" apx x 10'11" apx**

Another good sized double bedroom this sits to the front of the property and has angled ceilings which house two Velux windows. There is a further side facing window and doors which leads to the landing.

There is a small access hatch to the loft.



### **BEDROOM THREE 14'1" apx x 5'4" apx**

With far reaching views over the garden and beyond from its window is this third single bedroom. There is a built in storage cupboard over the stairs and a ceiling hatch with pull down ladder which gives access to the loft space. A door leads to the landing.

Measurements extend into the doorway and alcove.



### **WET ROOM 8'7" apx x 7'8" apx**

Fully tiled with the exception of the old doorway this wet room is fitted with an electric shower, pedestal hand wash basin with hot and cold tap and a low level W.C. There is a side facing obscure glazed window, vinyl flooring and a door which leads to the landing.



### **GARAGE / OLD BOILER HOUSE**

This attractive detached building offers so much potential. Currently set up as a work shop/ garage this could, subject to planning consents, be converted into additional living space / annex or a superb home office/business. There are stunning exposed timber ceiling beams, light, power and a sliding garage door.

Beneath the garage is an undercroft/storage area which is accessed via a side pedestrian door.



## FRONT

To the front of the property is a low maintenance seating area. There is gated access both down the side of the property and up a few steps onto Primrose Lane.



## REAR GARDEN

This is the most fabulous garden, extensive in size and tiered to create distinctive areas, this space is every gardeners dream.

Adjoining the property is a patio, perfect for outdoor furniture and the ideal place to sit and appreciate the view. A level lawn sits beside the patio and offers a lovely place for kids or pets to play.

The next tiers are well established, fully stocked shrub and flower beds. They contain lots of beautiful plants but could be transformed into further lawn/seating areas if desired.

Beyond those is a large greenhouse, potting shed and compost area, which for the gardeners is a perfect set up but alternatively this could perhaps house an outdoor office/summerhouse or garden room.

From the bottom of the garden there is 'wheelbarrow' access along to Far Dene.





## **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

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage

RIGHTS AND RESTRICTIONS:  
In a conservation area? Tree Preservation Order? The property has a right of access over neighbouring land?

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have been structural alterations to the property and the relevant building regulation and/or planning permission 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 xxx 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 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.

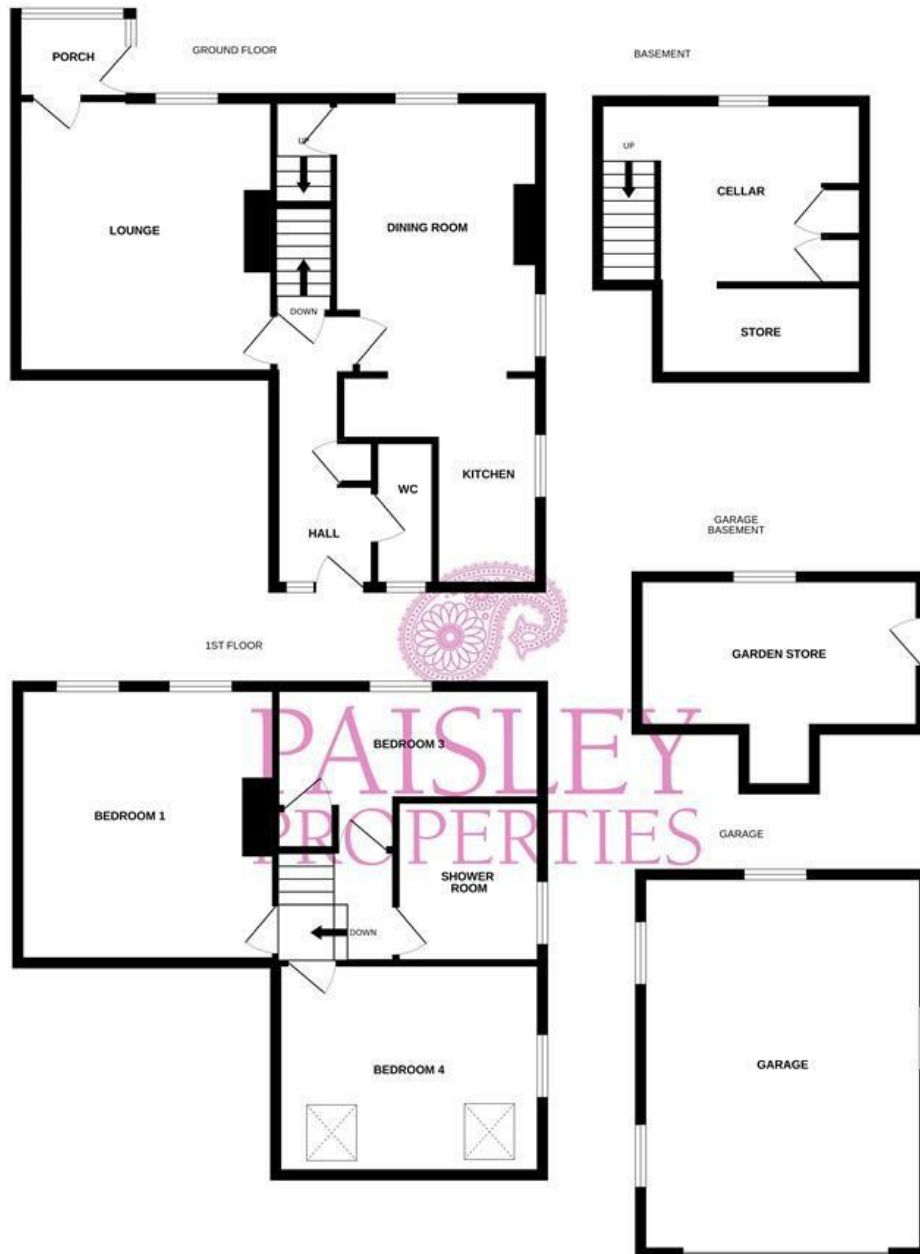
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**PAISLEY 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 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                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 68                      | 87        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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

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