6 Sunside Cottages , Birdsedge HD8 8XW

OFFERS AROUND
£190,000















THIS CHARMING TWO BEDROOM COTTAGE SITS IN A BEAUTIFUL LOCATION AND HAS A LOW MAINTENANCE GARDEN AND PARKING SPACE.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY PROPERTIES

LOUNGE DINER 17'10" apx x 15'3" max




You enter the property through a part glazed uPVC door into the lounge diner. There is plenty of room here for a range of furniture and a useful built-in cupboard sits within one alcove. A remote controlled gas fire with stone surround creates a lovely focal point and a front facing window allows natural light in. Doors lead to the cellar, kitchen and stairs.

CELLAR
Steps lead down to a handy cellar which has light and power and provides additional storage space.

KITCHEN 10'11" apx x 9'8" apx





This modern kitchen is fitted with grey close wall and base units including a wine rack, contrasting granite effect laminate work surfaces, black sink and drainer with mixer tap and coloured splashbacks. There is an integrated fridge freezer, double oven and grill, five ring gas hob and extractor over, alongside space for a washing machine and tumble dryer. A high angled ceiling houses spot lighting, there is a rear facing window, the property's central heating boiler is neatly tucked away in a wall cupboard, there are plinth lights and wood effect flooring. A door leads to the lounge.

FIRST FLOOR LANDING





Stairs rise from the lounge to the first floor landing where there is space for furniture items and doors lead to the two bedrooms and bathroom. There is a beautiful exposed stone feature wall and a ceiling hatch with fold down timber ladder provides access to the boarded and carpeted loft space.

BEDROOM ONE 12'0" apx 8'3" max





Boasting an attractive exposed timber ceiling beam, this double bedroom also enjoys far reaching views over the neighbouring fields from its window. There is room to accommodate bedroom furniture including a recess. A door leads to the landing.

VIEW



BEDROOM TWO 10′4″ max x 6′11″ apx



This second bedroom can also accommodate a double bed if required, or alternatively is a generous single with a useful alcove fitted with a hanging rail which provides instant storage. The front facing window has the same superb views and a door leads to the landing.

BATHROOM 8′2″ apx x 5′5″ apx



Comprising of a three piece white suite including a P shaped bath with mains fed shower over and glazed screen, pedestal hand wash basin with mixer tap and low level W.C, this fully tiled bathroom has the exposed timber ceiling beam that continues from the bedroom, a rear facing window and heated towel rail. A door leads to the landing.

PARKING AND GARDEN





The current vendors purchased an area to the front of the property to create an off road parking space and seating area with artificial lawn which provides an area for a bistro table and chairs, pots and planters, perfect to enjoy the stunning surroundings. The property also has an outhouse, the one closest to the property, and a share of the old toilet block.

LOCATION





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

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
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

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.

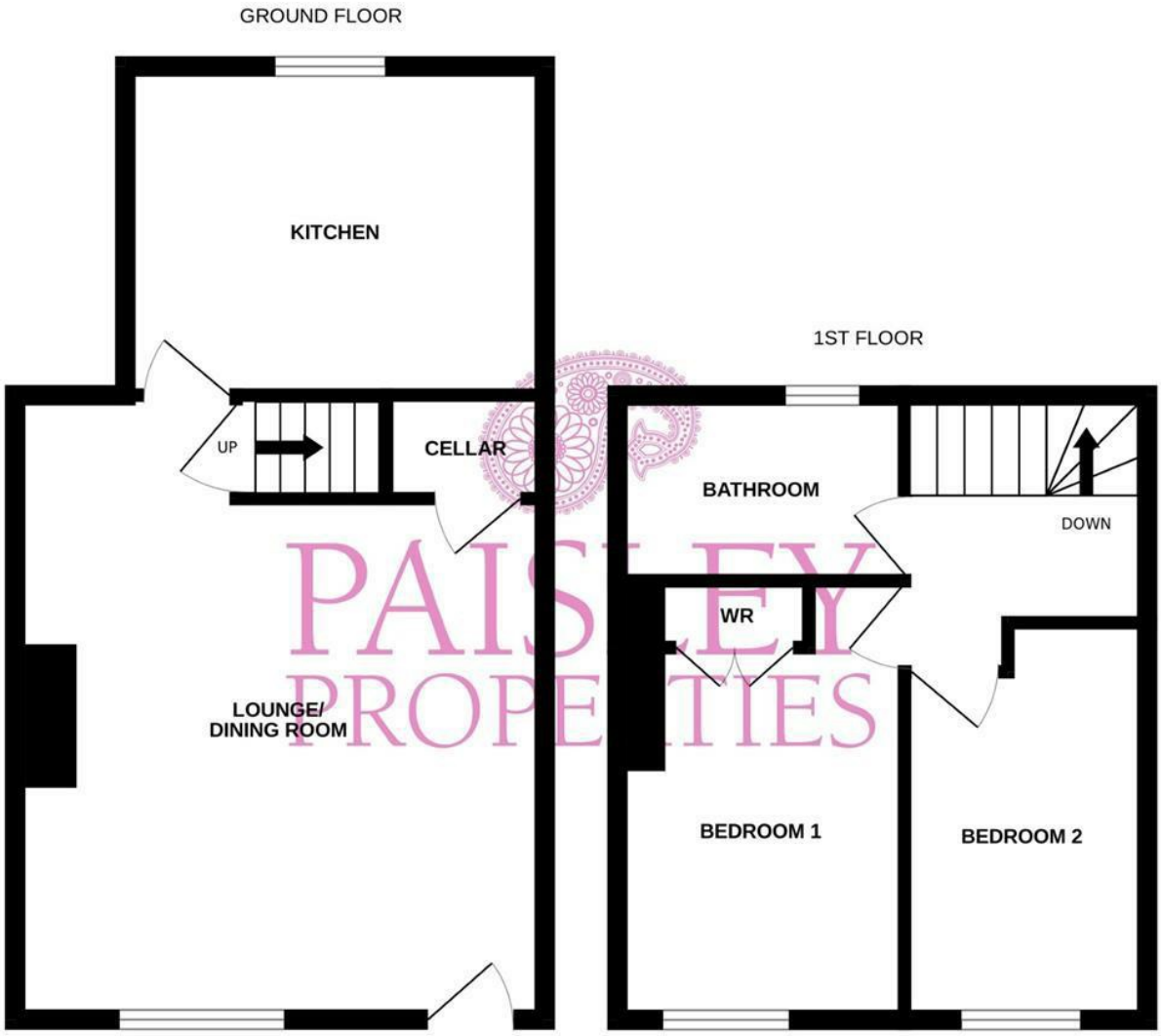
PAISLEY PROPERTIES

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

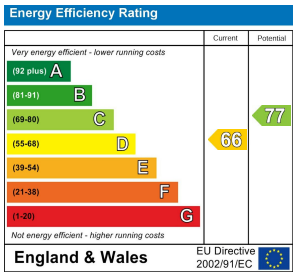
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

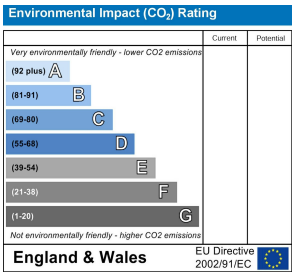
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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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