

121 North Road,  
Kirkburton HD8 0RN

OFFERS AROUND  
£150,000



**\*\* NO ONWARD CHAIN\*\* THIS TWO BEDROOM STONE BUILT CHARACTER TERRACE COTTAGE IS BEAUTIFULLY PRESENTED AND JUST READY TO MOVE INTO. BOASTING AN OPEN PLAN LIVING KITCHEN, LOW MAINTENANCE FRONT GARDEN AND ON STREET PARKING.**

**FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D**

**PAISLEY**  
PROPERTIES



### **LIVING KITCHEN 14'7" apx x 14'9" apx**



You enter the property through a part glazed composite door into a fabulous living kitchen which is just bursting with character features including painted black beams to the ceiling and a brick and timber fireplace with an electric stove as a focal point. The kitchen area has mullion windows looking out to the front garden and street beyond and is fitted with pale grey base and wall units, wood effect laminate worktops and a black single bowl sink and drainer with mixer tap. Cooking facilities comprise an electric hob with a black extractor fan over and an electric oven. Integrated appliances include a tall fridge freezer and there is space and plumbing for a washing machine. Oak effect LVT flooring runs underfoot and there are spotlight bars illuminating the neutrally decorated room beautifully. A carpeted staircase with a white painted balustrade ascends to the first floor and a door leads down to the cellar.



### **CELLAR 2'8" apx x 11'6" apx**

Accessed down a couple of steps from the living kitchen the cellar is a great space for storing household items.

### **FIRST FLOOR LANDING 5'8" apx x 3'10" apx**



A carpeted staircase ascends from the lounge to the first floor landing. Again this is beautifully presented with a black feature light illuminating the space, neutral décor and dark grey carpet underfoot. There is a cupboard over the stairs housing the property's central heating boiler and a hatch gives access to the loft. Doors lead to the two bedrooms and bathroom which is accessed via a couple of steps.

### **BEDROOM ONE 8'3" apx x 15'1" apx**



Spanning the full depth of the property and benefitting from windows to dual aspects, this gorgeous master bedroom has fitted sliding mirror wardrobes, a monochrome scheme of décor and grey carpet underfoot. The room is nicely illuminated by two black metal ceiling fittings. A door leads to the landing.



**BEDROOM TWO 6'6" apx x 7'0" apx**



Located to the front of the property with a window overlooking the street, this second bedroom would easily accommodate a single bed and associated items of bedroom furniture. It is neutrally decorated with dark grey carpet under foot and a black metal light fitting. A door leads to the landing.

## SHOWER ROOM 4'5" max x 5'0" max



Cleverly designed to maximise the space on offer, this contemporary bathroom is fitted with a walk-in shower enclosure with a waterfall shower, a matte black vanity unit with drawers under a hand wash basin with black mixer tap and a low flush WC. The walls are fully tiled with white tiles, patterned ceramic tiles run underfoot and to the ceiling are PVC panels with spotlights. There is a handy tiled window sill to one corner which has a small window allowing natural light to enter. A door and two steps lead to the landing.



## EXTERIOR



To the front of the property is a low maintenance garden space with steps leading up to the front door. A gravelled area provides a space for garden furniture. There is on street parking to the front of the property.

## **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 A

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
On Street Parking

RIGHTS AND RESTRICTIONS:  
In a conservation area

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 1000 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**

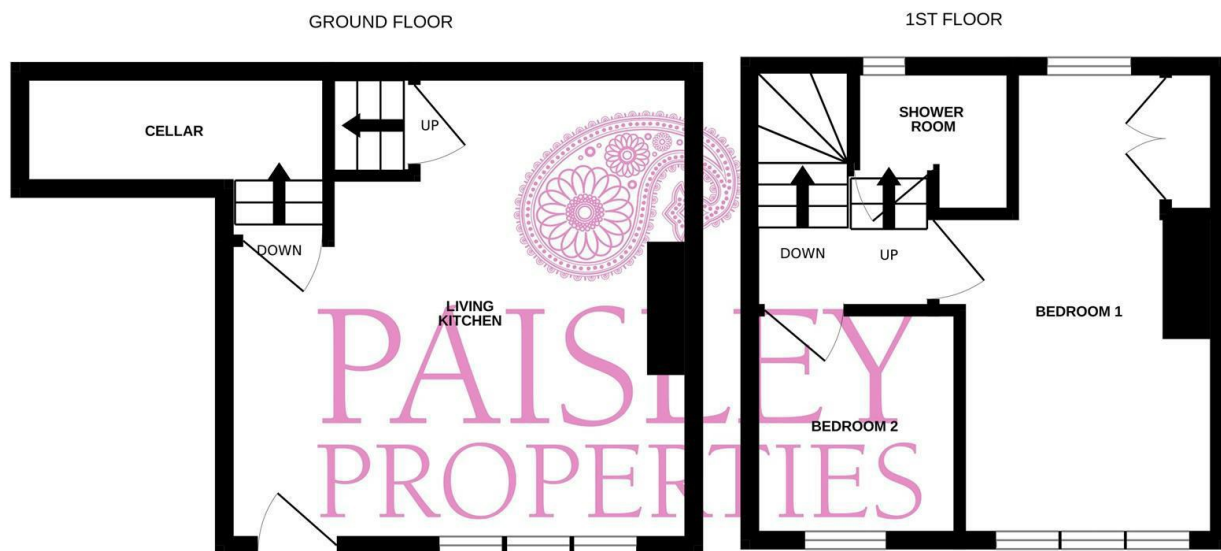
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

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

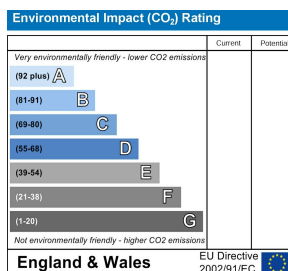
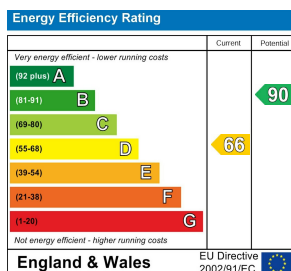
## **PAISLEY SURVEYORS**

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.





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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**PAISLEY**  
PROPERTIES