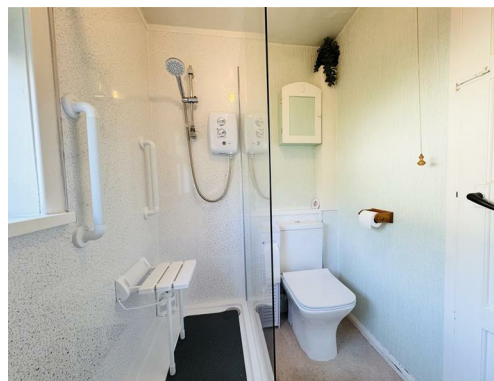
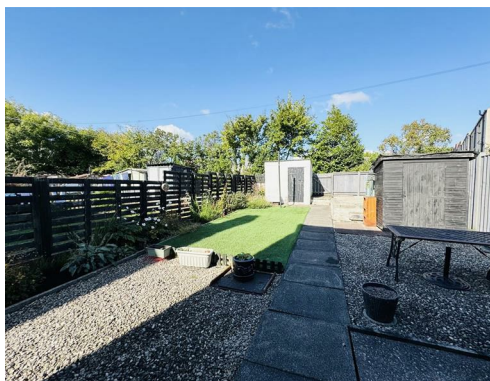


169 Barnsley Road,  
Flockton WF4 4AA

OFFERS AROUND  
£170,000



**\*\* NO ONWARD CHAIN\*\*** THIS THREE BEDROOM END TERRACE FAMILY HOME HAS BEEN WELL CARED FOR OVER THE YEARS, IS BURSTING WITH POTENTIAL AND PROVIDES SPACIOUS ROOM SIZES THROUGHOUT. EXTERNALLY IT BENEFITS FROM A WRAP AROUND GARDEN WITH POTENTIAL FOR OFF ROAD PARKING TO THE REAR.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 5'9" x 10'8"**

You enter the property through a part glazed white uPVC door into a welcoming entrance hallway which is tastefully decorated and has a useful understairs cupboard, a carpeted staircase ascending to the first floor and doors leading to the lounge and the dining kitchen.

### **LOUNGE 10'4" x 11'7"**

Located to the front of the property with a window overlooking the front garden this neutrally decorated lounge has an electric fire in a marble and white painted surround as a focal point and ample space for lounge furniture. Alcoves to either side of the fireplace create perfect homes for freestanding items of furniture.



### **DINING KITCHEN 11'11" x 17'10"**

Spanning the rear of the property and enjoying views of the rear garden from a large window, this spacious dining kitchen is split into two distinct areas. The kitchen area is fitted with a range of limed oak base and wall units, beige marble effect laminate worktops, tiled splashbacks and a one and a half bowl stainless steel sink with mixer tap over. Appliances include a freestanding gas cooker with a concealed extractor fan over and a tall fridge freezer. A peninsula unit with a breakfast bar provides an informal dining solution. Vinyl flooring runs underfoot in the kitchen area and the dining portion of the room is carpeted. The dining area has an Inglenook fireplace with a stone hearth suitable for installing an electric stove. Alcoves to either side of the fireplace provide perfect places for freestanding items of furniture, one of these alcoves has built-in shelves. Doors lead to the entrance hallway and the utility room.





### **UTILITY 3'2" x 6'4"**

This compact utility space has a high-level cupboard for storage and space and plumbing for a washing machine. Carpet tiles run under foot. A uPVC door gives access out to the garden and internal doors lead to the shower room and into the dining area.

### **SHOWER ROOM 7'5" x 4'9" max**

This modern shower room is fitted with a white suite comprising of a low-level WC, a compact vanity hand wash basin with chrome mixer tap and a step in shower enclosure equipped with an electric shower. Sparkly white aqua boards adorn the walls and there is carpet under foot. A large obscure window allows natural light to enter and a door leads to the utility room.



### **FIRST FLOOR LANDIING 8'2" x 2'11"**

A carpeted staircase ascends from the entrance hallway to the first floor landing which is over two levels and has a hatch giving access to the loft. Doors lead to the three bedrooms.

### **BEDROOM ONE 16'1" x 10'4"**

Simply flooded with natural light from two front facing windows this fabulous double bedroom has alcoves to both ends perfect for items of freestanding furniture. The room is tastefully decorated with carpet underfoot. A door leads to the landing.



### **BEDROOM TWO 11'11" x 9'7"**

Located to the rear of the property with a window looking out over the garden, this second double bedroom has a built-in cupboard to one corner which houses the property's hot water cylinder. There is ample space to accommodate items of freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM THREE 7'10" x 8'6"**

This good sized third bedroom can be found towards the rear of the property with a window overlooking the garden. It has been fitted with a range of bedroom furniture, including wardrobes, high-level cupboards and dressing table with space for a single bed. Door leads to the landing.



### **EXTERIOR & PARKING**

To the front of the property is a lovely well maintained low maintenance garden with planted beds and decorative gravel. A path leads down the side to the rear garden which is of a good size and again has been designed to be low maintenance having gravelled areas for seating and an artificial lawn. Garden storage is abundant as it has an outhouse, garden shed and a large plastic shed too. A raised gravelled area to the end of the garden was constructed as off road parking and can be accessed via the lane to the rear - this is currently fenced off but could be easily reinstated.





## **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 brick and block

### **PARKING:**

Potential for off road parking.

### **RIGHTS AND RESTRICTIONS:**

### **DISPUTES:**

There have not been any neighbour disputes.

### **BUILDING SAFETY:**

There have not been any structural alterations to the property during the vendor's ownership.

### **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.

## **MATERIAL INFORMATION**

### **TENURE:**

Freehold / Managed Freehold / Leasehold / Commonhold / Shared Ownership / Other

### **LEASEHOLD:**

Length of lease -

Start date -

Years remaining -

### **ADDITIONAL COSTS:**

There are no additional costs associated with the property, shared areas or development.

Ground rent - £xxx per annum

Service charge - £xxx per annum

Estate/development charge - £xxx per annum

Shared area maintenance charge - £xxx per annum

Non mains heating or sewerage costs: £xxx per annum

### **COUNCIL AND COUNCIL TAX BAND:**

Kirklees / Barnsley / Wakefield / Sheffield

### **PROPERTY CONSTRUCTION:**

Standard brick and block

Timber frame / date of construction

Steel frame / date of construction

Concrete

The property has a new build warranty on it through xxxx

### **PARKING:**

Garage / Driveway / Electric car charging point / On Street Parking / Resident Permit / Shared Parking

### **RIGHTS AND RESTRICTIONS:**

Grade 11 listed / In a conservation area / Tree Preservation Order / The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land /

### **DISPUTES:**

There have not been any neighbour disputes / There has been a filed neighbour dispute and details can be provided upon request.

### **BUILDING SAFETY:**

There have not been any structural alterations to the property /  
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 / There is a known structural defect to the property and information can be provided upon request.

The property contains cladding / A EWS1 form is available / The property contains spray foam insulation / The property contains asbestos

#### 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 /

There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

#### UTILITIES:

Water supply - Mains water / Natural Spring

Sewerage - Mains / Septic Tank / Cesspit / Sewerage Treatment System

Electricity - Mains / Solar panels

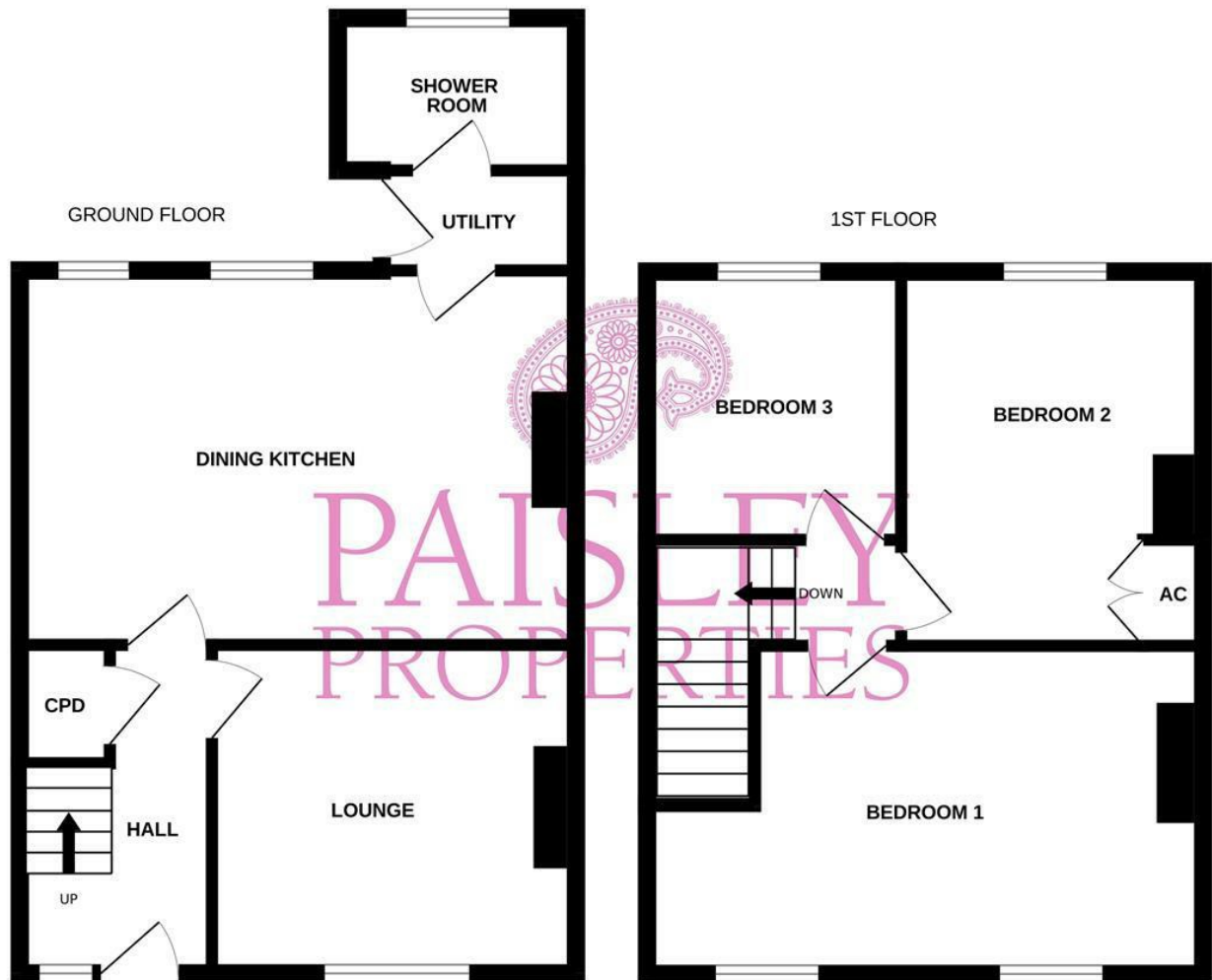
Heating Source - Mains Gas / Oil / LPG / Biomass / Air source heat pump

Broadband - Suggested speeds up to xxx mbps

#### ENVIRONMENT:

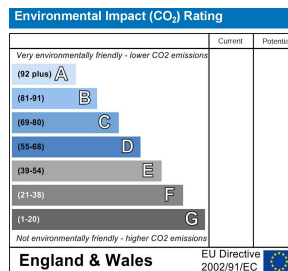
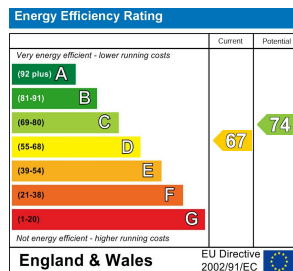
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.





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