



THIS STONE FRONDED TWO BEDROOM SEMI-DETACHED PROPERTY IS NEATLY PRESENTED THROUGHOUT WITH SPACIOUS LIVING ACCOMMODATION AND ENCLOSED LOW MAINTENANCE REAR GARDEN WITH OUTBUILDINGS FOR STORAGE.

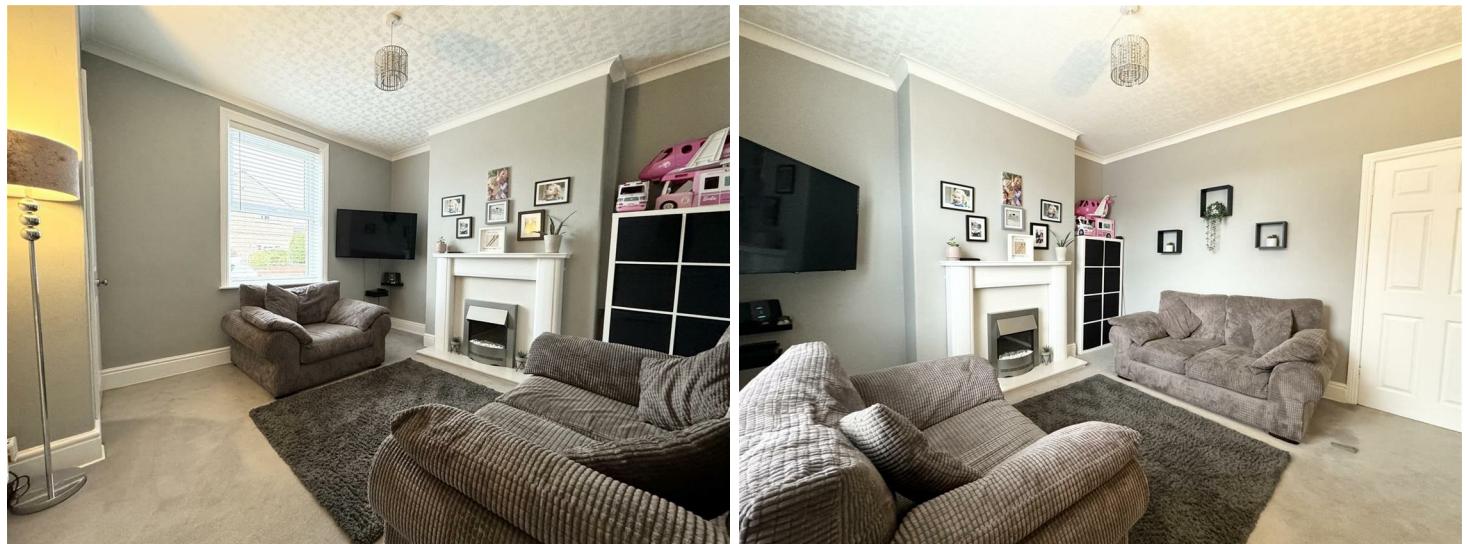
FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

ENTRANCE HALLWAY 3'7" x 3'9"

You enter the property through a part glazed composite door into a welcoming entrance hallway with practical ceramic tiles underfoot. A staircase ascends to the first floor and a door leads to the lounge.

LOUNGE 12'3" max x 11'7" approx

This spacious lounge, with ample space for free standing furniture, features a stylish fireplace with a white painted surround and a coal effect electric fire which creates a lovely focal point to the room. The room benefits from neutral décor and a front facing window which allows natural light to flood the space. Doors lead to the dining kitchen and entrance hallway.



DINING KITCHEN 15'4" max x 11'11" max

Spanning the rear of the property with a window looking out into the rear garden, this spacious dining kitchen is bright and airy with a range of pale wood effect base and wall units, which are complemented by grey roll top work surfaces and decorative tiled splash backs with a one and a half bowl stainless steel sink and drainer. Cooking facilities comprise a four ring electric hob with extractor fan over and a Belling double gas oven. Integrated appliances include a fridge freezer and slimline dishwasher and there is space and plumbing for both a washing machine. There is room to accommodate a good sized dining table and practical wood effect laminate flooring runs underfoot. An external composite door provides access to the garden and internal doors lead to the lounge and cellar.



CELLAR 5'11" x 7'10"

A door leads from the dining kitchen to the cellar top which has stone steps descending to a useful storage cellar.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing, which has doors leading to the two bedrooms and house bathroom. There is a ceiling hatch which provides access to the loft space.

BEDROOM ONE 13'5" max into alcove x 10'4" max

This charming double bedroom is decorated in neutral tones and simply flooded with natural light courtesy of the two front facing windows. There are fitted wardrobes to one wall and plenty of space for freestanding bedroom furniture. A door leads onto the landing.



BEDROOM TWO 12'0" approx x 7'6" max

Positioned to the rear of the house is another double bedroom with neutral décor and plenty of space for bedroom furniture. A window overlooks the rear garden and a door leads onto the landing.



HOUSE BATHROOM 8'9" approx x 7'6" max

This generously sized bathroom is fitted with a contemporary white three piece suite including bath with electric shower over and glass shower screen, pedestal hand wash basin and a low level flush W.C. A large storage cupboard with painted white timber doors provides ample storage space. There is vinyl flooring, a rear facing obscure glazed window and a door leads onto the landing.



EXTERIOR

A pathway runs down the side of the property to the large enclosed low maintenance rear garden which has plenty of space for garden furniture, making this the ideal place to sit and relax or enjoy outdoor dining. Two outbuildings with timber doors provide useful outside storage space



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 brick and block

PARKING: On Street Parking

RIGHTS AND RESTRICTIONS: None

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 100 mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors 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

We 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.

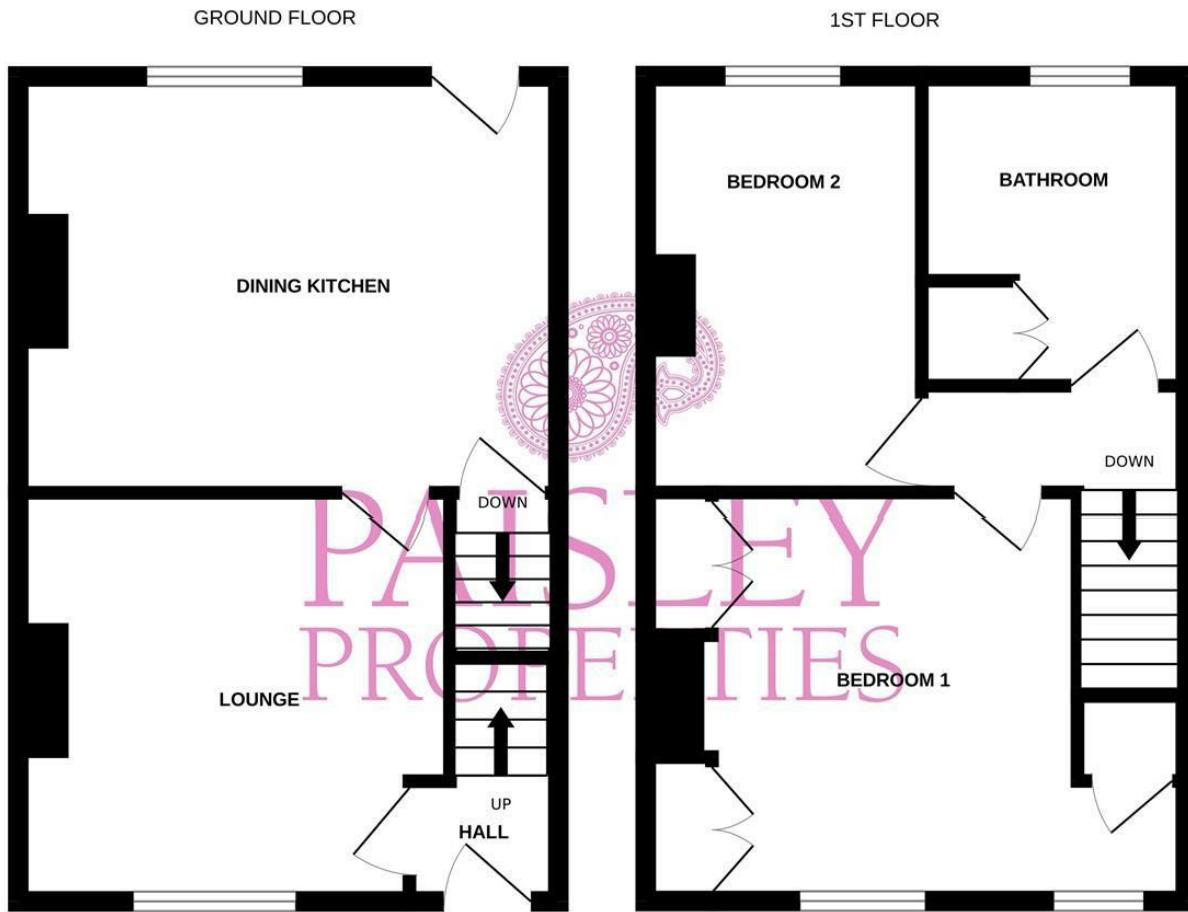
PAISLEY MORTGAGES

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 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 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	60

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Maplewell Office:
4 Blacker Road,
Maplewell, S75 6BW
t: 01226 395404

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