



PERFECTLY LOCATED IN A RURAL LOCATION WITH LOVELY VIEWS, THIS DECEPTIVELY SPACIOUS TWO BEDROOM SEMI-DETACHED COTTAGE IS WELL PRESENTED AND Oozing with CHARM. EXTERNALLY IT HAS A LOW MAINTENANCE GRAVELLED GARDEN AND ROADSIDE PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

## **ENTRANCE HALLWAY 3'2" apx x 3'0" apx max**

You enter the property through a part glazed heritage green composite door into a welcoming hallway where there is space to remove and store outdoor clothing on arrival.

## **LOUNGE 15'10" apx x 12'8" apx**

Located to the front of the property, with far reaching views from its window, this spacious lounge has a plastered inglenook fireplace with an electric stove as a focal point. Doors lead to the cellar, kitchen and entrance hallway.



## **KITCHEN 15'10" max x 5'8" max**

Positioned to the rear of the property with a window to one end overlooking the fields, this long galley kitchen is fitted with cream base and wall units, black laminate worktops with a single bowl stainless steel sink and drainer with mixer tap and tiled splashbacks in a mixture of natural shades. . Cooking facilities comprise of a gas freestanding cooker and there are spaces to accommodate an undercounter fridge, plumbing and space for a washing machine and the property's central heating boiler is located to one wall. Wood effect laminate flooring runs underfoot and there are spotlights to the ceiling A sliding door leads to the lounge.



## **CELLAR**

Accessed via a door from the lounge a stone staircase leads down to the cellar which is dry and has a stone slab and stone shelves for storage. A small window allows light to enter. There is light and power and space for a freezer.

## FIRST FLOOR LANDING

A carpeted staircase ascends from the entrance hallway to the first floor landing which has doors leading to the two bedrooms and house bathroom.

## BEDROOM ONE 8'4" x 15'8" max

To the front of the property and enjoying fabulous far reaching views from its large window this great double room has ample space to accommodate freestanding bedroom furniture. A door leads to the landing.



## BEDROOM TWO 7'1" x 12'1" max

Again located towards the front of the property with lovely far reaching views from its window, this second bedroom can accommodate a double bed but would be perfectly suited as a child's bedroom or nursery or home office space. Once again it is neutrally decorated with carpet underfoot and pendant light fitting. A small hatch gives access to the loft and a door leads to the landing.



## HOUSE BATHROOM 5'8" apx x 15'10" apx

This modern bathroom is fitted with a white four piece bathroom suite comprising of a low-level system WC, Victorian style pedestal wash basin and a bath alongside a step in shower enclosure with a thermostatic mixer shower. Grey tiles form a splashback behind the bath and the wash basin and the theme continues in the shower cubicle which also has patterned grey tiles adding interest. Carpet runs underfoot and spotlights to the ceiling complete the room.



## EXTERIOR

A low maintenance gravelled garden reaches across the front of the property and down the side. A timber fence runs across the front and a path leads to the front door. The property enjoys countryside views from its windows and garden and sits in a traffic free position.



## **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:**

On Street Parking

### **RIGHTS AND RESTRICTIONS:**

### **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 /

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

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000mbps

### **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**

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.

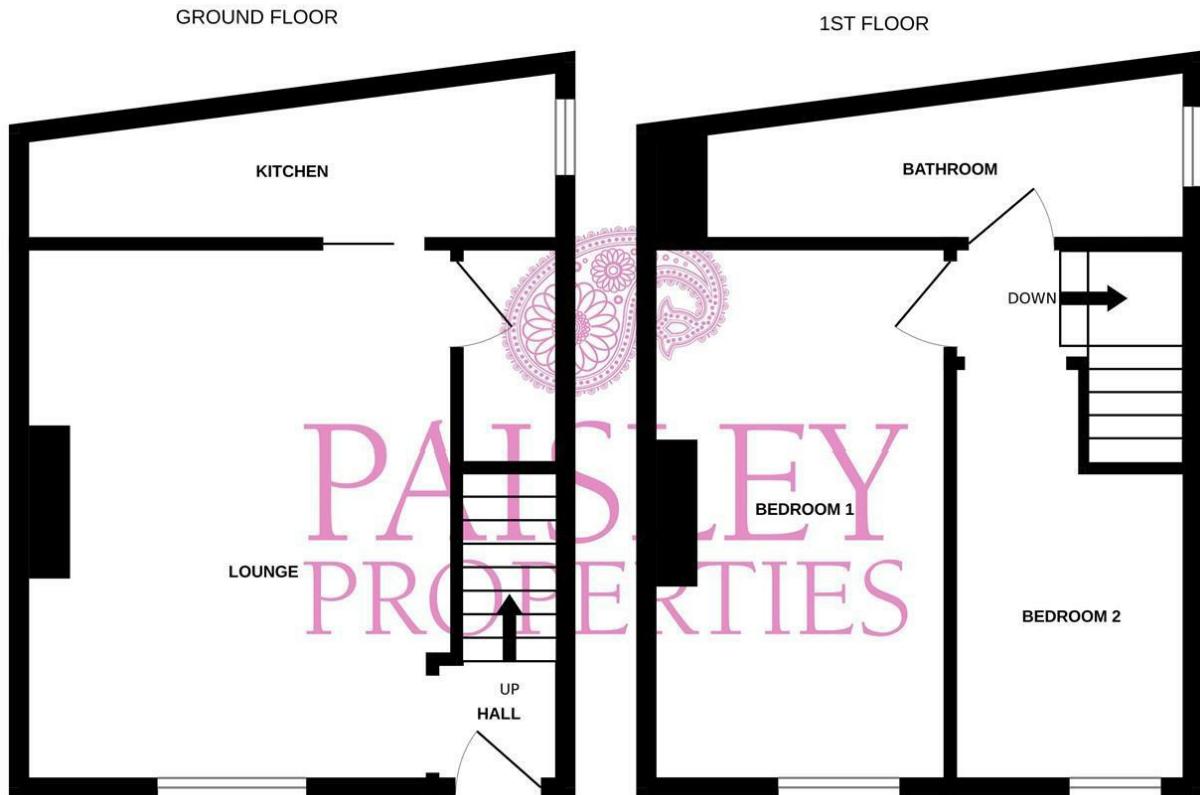
## **PAISLEY MORTGAGES**

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](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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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