



NO ONWARD CHAIN A PERFECT DEVELOPMENT OPPORTUNITY PRESENTS ITSELF WITH THIS SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY RIGHT IN THE HEART OF THE VILLAGE, WITH OFF ROAD PARKING AND A SEPARATE OUTBUILDING/GARAGE WHICH IS BURSTING WITH POTENTIAL. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

ENTRANCE HALLWAY 3'5" apx x 16'10" max

You enter the property through a white uPVC door into a welcoming hallway which has ample space to remove and store outdoor clothing and footwear on arrival. A carpeted staircase ascends to the first floor landing. Doors lead to the lounge and kitchen.

LOUNGE 13'0"apx x 11'2"apx



Located to the front of the property with a window looking out to the street, this characterful lounge has a decorative stone fireplace with a timber mantel and space for an electric fire as a focal point. There is ample space for lounge furniture. A door leads to the hallway.

DINING KITCHEN 15'0" apx x 12'11" apx



Positioned to the rear of the property with a window looking out to the rear garden, this generous dining kitchen has pine kitchen units to one corner with a Belfast sink with mixer tap and tiled splashbacks. A Rangemaster range cooker with a gas top and electric ovens slots neatly into the chimney breast and there is space and plumbing for a washing machine. There is an abundance of space for further freestanding kitchen units and a dining table. Doors lead to the cellar steps, hallway and an external door leads to the garden.

CELLAR 14'11" apx x 16'3"apx

A set of stone steps lead down to the generous cellar which is predominantly dry and has two stone slab tables.

FIRST FLOOR LANDING 15'1" max x 3'5" max

A carpeted staircase ascends to the first floor landing which immediately has a door leading to a bedroom and continues with further doors leading to another bedroom, the house bathroom and the staircase to the attic room.

BEDROOM ONE 15'0" apx x 12'11" apx

This fabulous bedroom is of good proportions spanning the front of the property and having two windows looking out to the street. There is an abundance of space for freestanding bedroom furniture. A door leads to the landing.

BEDROOM TWO 8'9" apx x 9'4" apx

Having a window looking out to the rear garden, this second bedroom has built in storage to one wall which houses the property's central heating boiler. There is ample space for further bedroom furniture. A door leads to the landing.

HOUSE BATHROOM 4'8" apx x 9'3" apx



The bathroom is fitted with a three piece white bathroom suite comprising a pedestal handwash basin with chrome taps, a low level WC and a bath with an electric shower over. The room is partially tiled with beige tiles with a decorative border and inset tiles adding interest. There is green vinyl flooring underfoot and spotlights to the ceiling. An obscure window allows natural light to enter and a door leads to the landing.

BEDROOM THREE 13'5" apx x 15'7" apx



Accessed via a staircase from the first floor landing, this attic bedroom has a side facing window allowing natural light to flood in. A spotlight bar fitting lights the room. Low level doors give access to the eaves for storage. There is ample space for bedroom furniture.

EXTERIOR



To the front of the property is a small garden area with steps leading up to the front door. A shared gated driveway leads down the side of the property to the rear garden which has a parking space in front of the garage/outbuilding. The garden area is a blank canvas and is open to the neighbour's garden.

OUTBUILDING



The outbuilding/garage sits at the end of the garden and has not only an up and over door but a personnel door too. A timber staircase ascends to the upper floor. A set of roof skylights and a small side facing window on each floor allow natural light to enter.

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 - Stone

PARKING:

Garage / Driveway

RIGHTS AND RESTRICTIONS:

Neighbours have a right of access over the property's land

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 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 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.

Made with Metropix ©2025

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC

72

56

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

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

PAISLEY
PROPERTIES