



BEAUTIFULLY PRESENTED THROUGHOUT, THIS THREE BEDROOM END TERRACE FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, A LOW MAINTENANCE REAR GARDEN, GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

ENTRANCE HALLWAY

You enter the property through a part glazed composite door into the welcoming entrance hall which has space to remove shoes and coats and laminate flooring underfoot. A door opens to the lounge and a staircase ascends to the first floor landing.

LOUNGE 13'0" apx x 12'5" apx



This tastefully decorated lounge has a large window allowing an abundance of natural light to flood through and plenty of space for furniture. A timber fireplace with a marble hearth houses an electric fire and gives a lovely focal point to the room. Doors lead back to the hallway and through to the dining kitchen

DINING KITCHEN 15'10" apx x 9'6" apx



Spanning the rear of the property, this stunning dining kitchen really is the heart of the home. Having not only a beautifully appointed kitchen but space for formal dining. The kitchen area is fitted with pale grey gloss base and wall units with contrasting worktops, bevelled metro tile splashbacks and an inset stainless steel sink with mixer tap over. Integrated appliances include a four ring gas hob with extractor over, an electric oven, microwave, fridge freezer, wine cooler, washing machine and a dishwasher. Laminate flooring runs underfoot through to the dining area which has space for a dining table and chairs. There is spotlighting throughout, a handy under stairs cupboard provides storage and a large window and patio doors allow natural light to flood in whilst offering pleasant views of the garden. Patio doors open to the garden and a door leads back to the lounge.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing. There is a loft hatch, a side facing window and doors lead to the bathroom and three bedrooms.

BEDROOM ONE 12'9" apx x 9'2" apx



Positioned at the front of the property, this charming double bedroom has ample space for bedroom furniture and a door leads to the first floor landing.

BEDROOM TWO 9'2" apx x 9'0" apx

Located to the rear of the property is this well presented double bedroom with ample space for freestanding bedroom furniture and has a pleasant outlook over the properties rear garden. A door leads to the first floor landing.

BEDROOM THREE 9'2" apx x 6'4" apx

Currently used as a home office and located at the front of the property is this bright single bedroom with a bulk head storage shelf and room for freestanding furniture. A window gives an outlook over the street scene below and a door leads to the first floor landing.

BATHROOM 6'3" apx x 5'7" apx



This attractive bathroom comprises of a white three piece suite including a bath with shower over and glass screen, vanity hand basin and a concealed W.C. The room is fully tiled, has a chrome towel radiator and complimentary vinyl flooring underfoot. There is an obscure glazed window and a door leads to the landing.

REAR GARDEN



This fabulous, low maintenance patio garden can be accessed from the dining kitchen and offers an ideal space for outdoor entertaining and has space for garden furniture. The area is enclosed by timber fencing and a gate opens to the front driveway.

EXTERNAL FRONT, GARAGE AND DRIVEWAY



To the front of the property there is a well maintained decorative pebble garden and a block paved driveway for multiple vehicles leading to a single garage which has an up and over door, power, light, and a utility area which has space for a tumble drier and extra space for a fridge freezer if desired. A timber gate opens to a passage which leads through to the rear garden.

Garage - 4.72 max into utility area x 3.61 apx

***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:

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.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

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 xxx mbps

ENVIRONMENT:

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

AGENT 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.

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 to arrange an appointment.

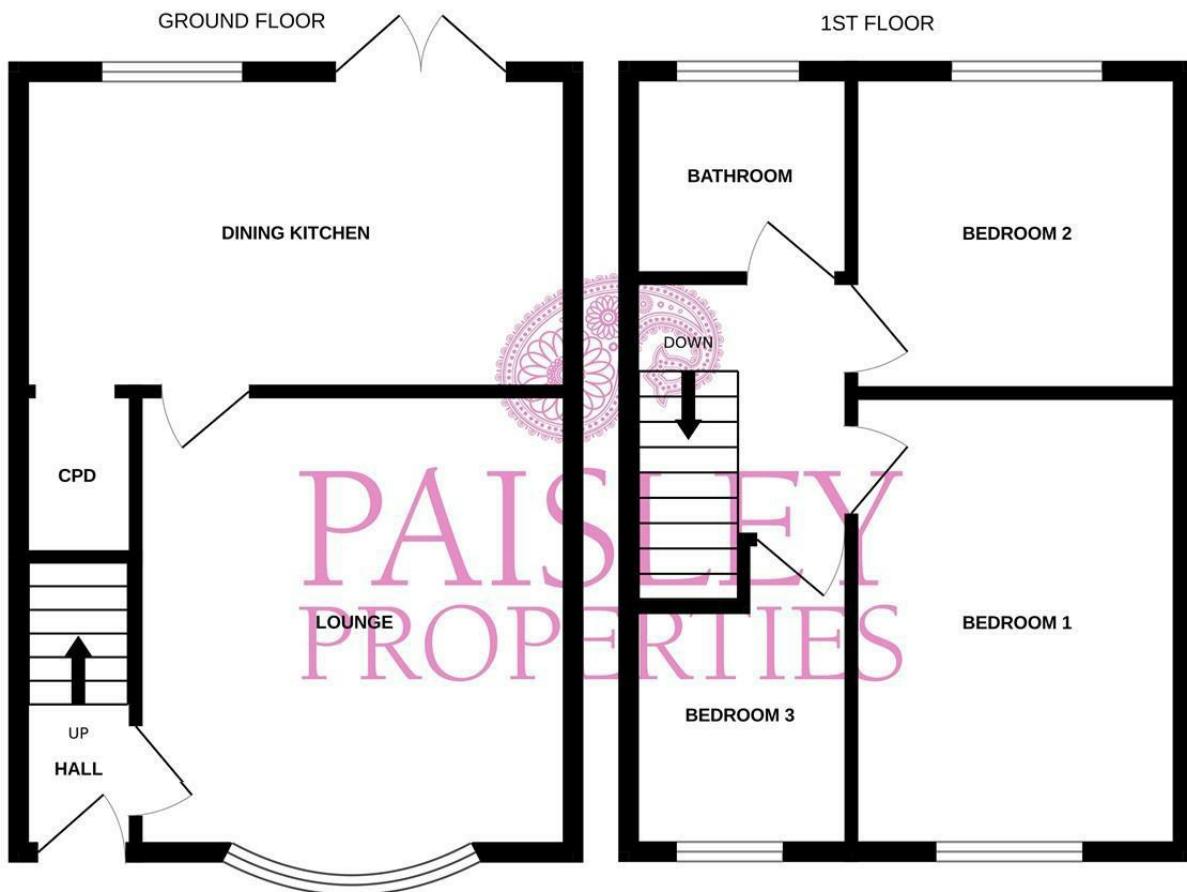
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

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.

SURVEY TEXT

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		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 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	

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PROPERTIES