



THIS IMPRESSIVE STONE BUILT FOUR BEDROOM PLUS ATTIC ROOM, SEMI DETACHED VICTORIAN VILLA BOASTS ORIGINAL PERIOD FEATURES THROUGHOUT, SPACIOUS LIVING ACCOMMODATION OVER FOUR FLOORS, FANTASTIC EXTERNAL ANNEXE/HOME OFFICE, GARDENS TO THREE SIDES, ON STREET PARKING BUT POTENTIAL FOR OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

ENTRANCE HALL 26'11" max x 5'10" max

You enter the property through the original large timber door with leaded stained glass panels into this superb entrance hallway. There is beautiful tiled flooring, a picture rail, dado rail and plenty of space for free standing furniture. Timber doors lead to the lounge, dining room / second reception room, kitchen and an original spindled staircase ascends to the first floor landing.



LOUNGE 12'11" max x 13'11" max

This spacious lounge has a coal effect gas fire with a limestone surround, tiled floral inset with a black granite hearth which sit within the chimney breast, creating a lovely focal point to the room. There is plenty of space for free standing furniture and features include original deep skirting boards, picture rail and stunning period decorative borders to the ceiling. Large front facing double glazed sash windows flood the room with natural light, there are alcoves to either side of the chimney breast and a door leads to the entrance hall.



SECOND RECEPTION ROOM 12'10" max x 13'11" max

Positioned between the lounge and kitchen, this useful South-facing room would make a fantastic formal dining room or second reception room. There are two large double-glazed side facing sash windows which flood the room with natural light. An original cast iron coal fireplace with oak surround and tiled hearth sits in the chimney breast and has alcoves to either side, perfect for free standing items. There is ample space for a large dining table and chairs. The room has a picture rail, stunning ceiling rose, period frieze detailing on the walls, and timber flooring. A door leads to the entrance hall.



DINING KITCHEN 17'5" max x 10'7" max

Fitted with a range of cream wall and base units, contrasting granite work surfaces, tiled splash backs and Belfast style ceramic sink with vintage mixer tap over. Integrated appliances include a dishwasher and large full length fridge. There is space for a dining table and a large rear facing opening double glazed window provides a pleasant outlook over the rear garden. Karndean luxury flooring completes the room and there is under-unit lighting. Internal doors lead to the entrance hall, downstairs W.C / utility room, cellar and a hardwood timber door with double glazed stained glass panels leads to the rear garden.





DOWNSTAIRS WC / UTILITY ROOM 5'1" apx x 6'7" apx

This handy utility room has a white low level W.C and pedestal hand wash basin. There is ample overhead storage and to one side there is space and plumbing for a washing machine. A rear obscure double glazed window makes the room light and airy, Karndean luxury flooring continues on from the kitchen and a door leads to the kitchen.



CELLAR

Stone steps lead down from the kitchen to this fantastic cellar which consists of an original coal cellar, together with another two useful areas/rooms. One area has space for a large fridge or freezer, and a tumble dryer, and has an original stone worktop; the other is currently used as a pantry and for wine storage, but could lend itself to a variety of other uses, and has its original stone sink.

FIRST FLOOR LANDING

A grand spindled staircase ascends from the entrance hall to the first floor landing which has a picture rail, lovely ceiling rose, a dado rail and high ceiling. Doors lead through to the four bedrooms, house bathroom and useful under stairs cupboard which is perfect for storage, or as an airing cupboard. Stairs ascend to the attic room.

BEDROOM ONE 13'11" max x 12'10" max

This superb bedroom easily fits a super-king size bed, and is flooded with natural light courtesy of the large double glazed front facing sash windows with beautiful views of Castle Hill, the viaduct, and beyond. There is plenty of space for free standing furniture and a cast iron period fireplace, coving and picture rail adds character to the room. A door leads to the landing.



BEDROOM TWO 12'11" max x 13'11" max

Another generously sized bedroom with ample space for king size bed and other bedroom furniture. The South-facing double glazed sash windows look out over the side garden. The room has a picture rail, ceiling coving and doors lead to the en-suite and landing.



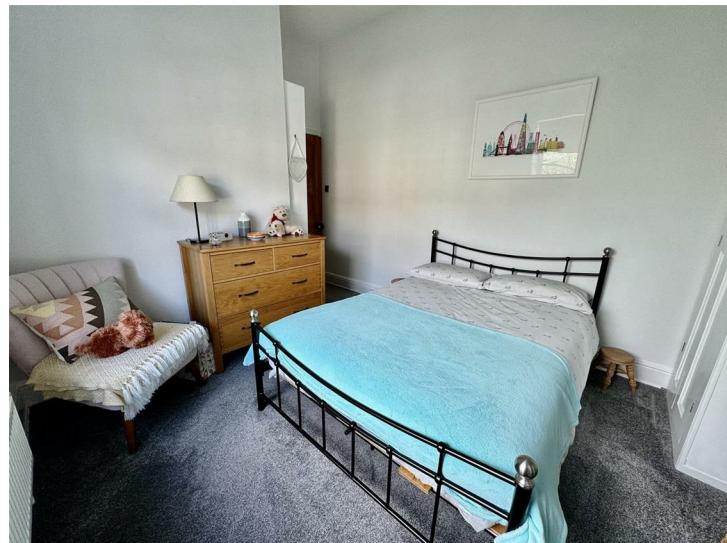
EN SUITE SHOWER ROOM 9'2" max x 4'5" max

This useful en-suite is fitted with a white three piece suite including shower cubicle with glazed sliding door and electric shower, low level W.C and pedestal hand wash basin with mixer tap over. There are tiles around the shower, spot lights to the ceiling, a heated towel rail and Karndean luxury flooring. A door leads to the bedroom.



BEDROOM THREE 12'4" max x 9'11" max

Located to the rear of the property, this bright double bedroom has two useful storage cupboards to both sides of the chimney breast, one which houses the property's central heating boiler (installed 2020). There is a decorative painted fire surround, a large double glazed sash window looks out to the rear and a door leads to the landing.



BEDROOM FOUR/STUDY 9'2" apx x 5'9" apx

This charming single bedroom has the same pretty views as bedroom one from it's double glazed sash window and would alternatively make a great home office or child's nursery. There is a large shelving unit at one end and a door leads to the landing.



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

Beautifully presented, this lovely bathroom is fitted with a period free-standing cast iron bath with ball and claw feet, pedestal hand wash basin, corner shower cubicle with glazed sliding door, and a low level W.C. There is a rear facing obscure glazed window, "ladder" style heated towel rail, painted timber panelling and Karndean luxury flooring. A door leads to the landing.



ATTIC ROOM 17'1" max x 10'9" max

Stairs ascend from the first floor landing to the light and airy attic room which could be used as a fifth bedroom, office, guest room or teenage den. There is a double Velux window with painted beams and plenty of space for free standing items.



EXTERNAL REAR

From the back door, a stone flagged area is bordered with a herb and fruit bed containing apples, strawberries, raspberries, apricots, and a variety of useful herbs suitable for cooking with. At the other end of the flagged area within a screened area can be found the recycling / refuse / compost bins and a water butt. Access onto Woodside Road is via a double width timber gate. A covered walkway with a wrought iron gate links the back garden to the side garden and to the stone patio in front of the external annexe.





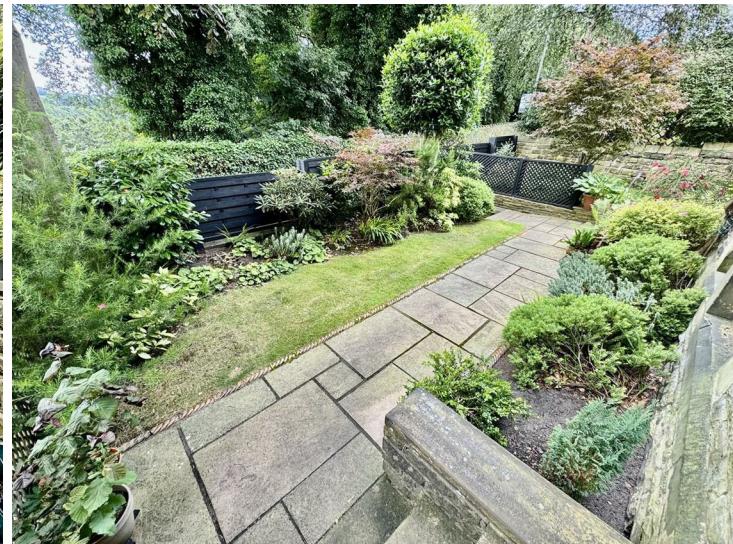
OFF ROAD PARKING

Off road parking could be created to the rear of the property with access from Woodside Road through the double width timber gate. There is also the potential to change the annexe back to a garage if required.

FRONT GARDEN

You enter the front garden through a timber gate, stone steps lead to a patio area and pathway to the front door surrounded by colourful flowers, plants and shrubs. To the left is a beautifully maintained lawn with flower bed borders leading to the annexe and through a wrought iron gate to the rear of the property.





EXTERNAL ANNEXE / HOME OFFICE 13'4" max x 14'11" max

An excellent addition to the property, this space would make the perfect home office for those who work remotely, studio, workshop or hobby room if required. There is power, wood effect laminate flooring and useful fitted cupboards with timber work surfaces. Patio doors open out to the side garden patio and another door leads to the rear garden.



ADDITIONAL INFORMATION

Solar Panels - The property is fitted with Solar PV Panels with a generation unit size of 3.67 kilowatts with eligibility period of 01/12/2011 till 30/11/2036. There is an income of £1795.00 per annum based on the last three years.

Windows - The bespoke timber double glazed sash windows were repainted with some repairs to the surrounding mortar done in 2022.

The house has an integral smoke detector system and has a Carlton Alarm system fitted and annually maintained.

Complete roof restoration including installation of breathable roof membrane - 2018'.

BEAUMONT PARK

The stunning Beaumont Park is on the doorstep of the property and provides a lovely leafy outlook and wonderful scenic walks. <http://www.fobp.co.uk/>



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND D

PROPERTY CONSTRUCTION: STONE

PARKING: ON STREET

UTILITIES:

*Water supply & Sewerage - MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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.

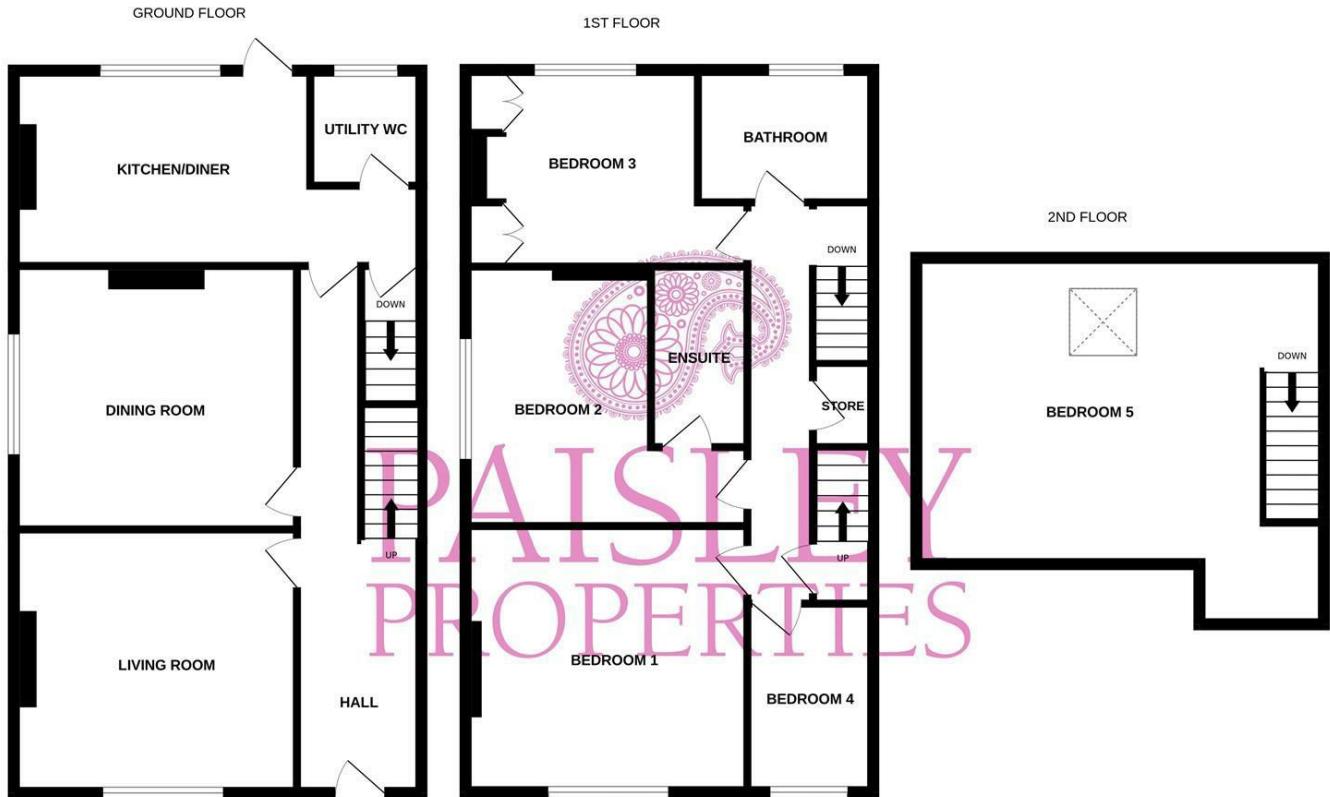
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

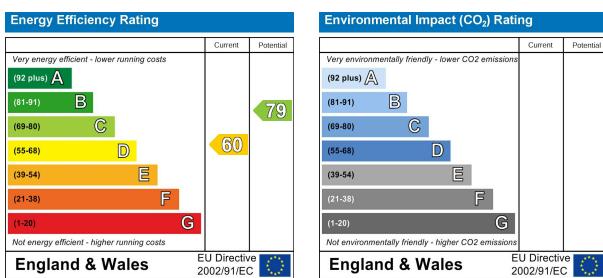
SURVEY TEXT

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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