



THIS CHARMING STONE BUILT THREE BEDROOM TERRACE BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, LOW MAINTENANCE GARDENS AND ON STREET PARKING.

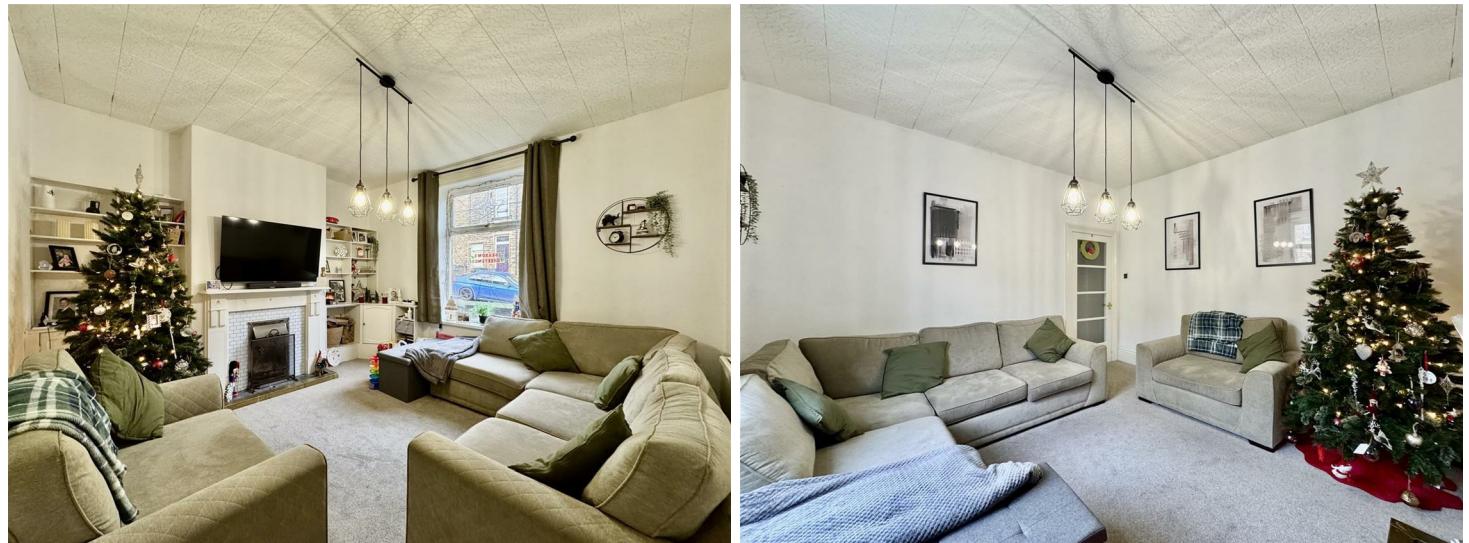
FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING E

ENTRANCE HALLWAY



You enter the property through a composite door with obscure window above into this spacious and welcoming entrance hallway with lovely high ceilings, timber paneling, ample room for the removing of shoes and coats and doorways lead through to the lounge and dining room

LOUNGE 13'5" max x 12'11" max



This light and airy lounge offers ample space for living room furniture, fitted shelving and cabinets. There is a fireplace with tile surround creating a focal point to the room, A large window overlooks the front garden and a door leads through to the entrance hallway.

DINING ROOM 13'5" max x 12'11" max



Located to the rear of the property is the formal dining room with ample space for dining furniture. Housing a gas fire with tile surround and a good size floor to ceiling storage cupboard. A rear window gives a view through to the conservatory and doors lead through to the kitchen and conservatory.

KITCHEN 13'1" max x 6'3" max



The kitchen has a range of gloss effect wall and base units with panelled splash backs, roll top work surfaces and a stainless steel sink and drainer. There is space for a freestanding oven, undercounter fridge and freezer, plumbing for a washing machine and vinyl flooring underfoot. A rear facing window provides views over the rear garden and a doorways lead through to the cellar steps and dining room.

CELLAR

This good sized cellar has power and light, is great for additional storage, extra fridge and freezer space and stone steps ascend to the kitchen.

CONSERVATORY 11'0" apx x 9'1" apx



This fantastic room is an excellent addition to this family home. Accessed from the dining room this space could be used for an array of purposes and an external door opens to the rear garden.

FIRST FLOOR LANDING

From the entrance hallway stairs with spindled balustrades ascend to the spacious first floor gallery landing, access to the loft and doors lead to three bedrooms, bathroom and separate W.C.

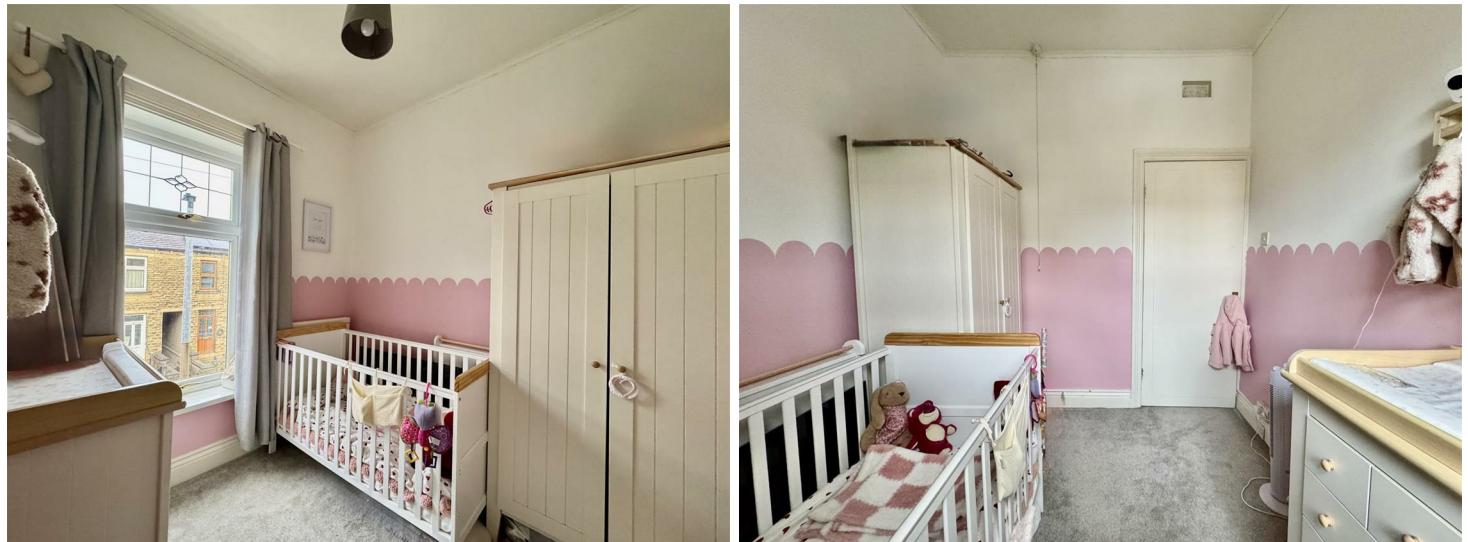
BEDROOM ONE 13'6" max x 13'2" max



Positioned at the front of the property and being a great sized double bedroom with ample room for freestanding furniture and a doorway leads onto the landing.

BEDROOM TWO 13'5" max x 12'0" max

This generous sized double bedroom positioned to the rear of the house has ample space for freestanding furniture and benefits from fitted wardrobes, shelving and a dressing table. A door leads on to the landing.

BEDROOM THREE 8'3" max x 7'8" max

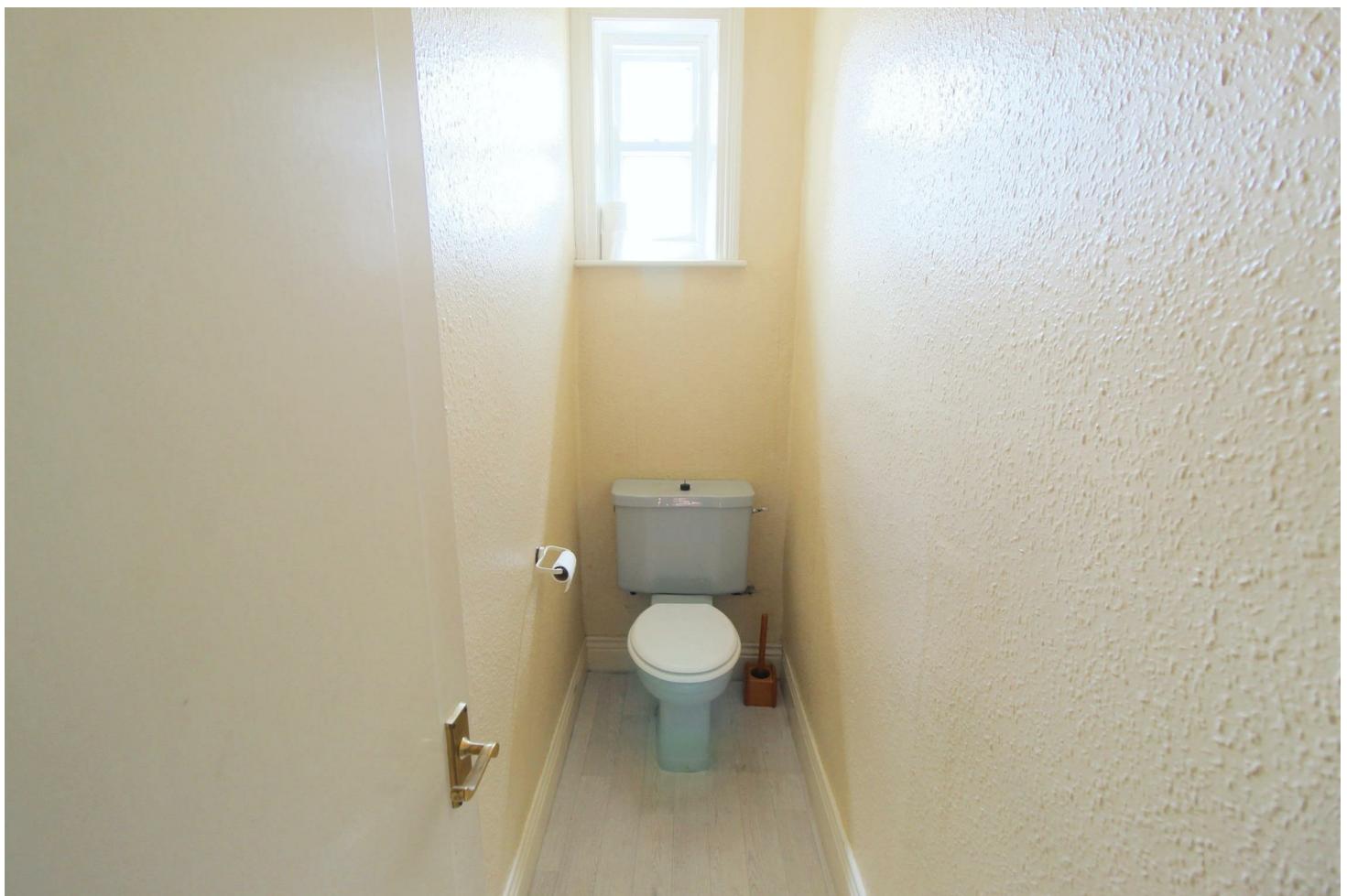
This small double bedroom has space for freestanding furniture and positioned at the front of the property overlooking the front garden and street scene beyond and a door leads to the landing.

BATHROOM 7'10" apx x 6'1" apx



This modern bathroom is fitted with a white suite and includes a bath with shower over and glass screen, hand wash basin, attractive UPVC panel walls with complimentary laminate flooring. A large obscure rear glazed window allows light to flow through and a door leads through to the first floor landing.

SEPERATE W.C 8'2" apx x 2'7" apx



This handy room has a low flush W.C with laminate flooring underfoot and a rear obscure glazed window.

REAR GARDEN

Accessed through the conservatory is this good size patio garden surrounded by a stone wall and mature hedges, outbuilding and a great space for outdoor dining.

EXTERNAL FRONT



To the front of the property is a low maintenance pebbled garden area with established shrubs, bushes and ideal for decorative pots/planters.

*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:
Stone

PARKING:
On Street Parking

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
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 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.

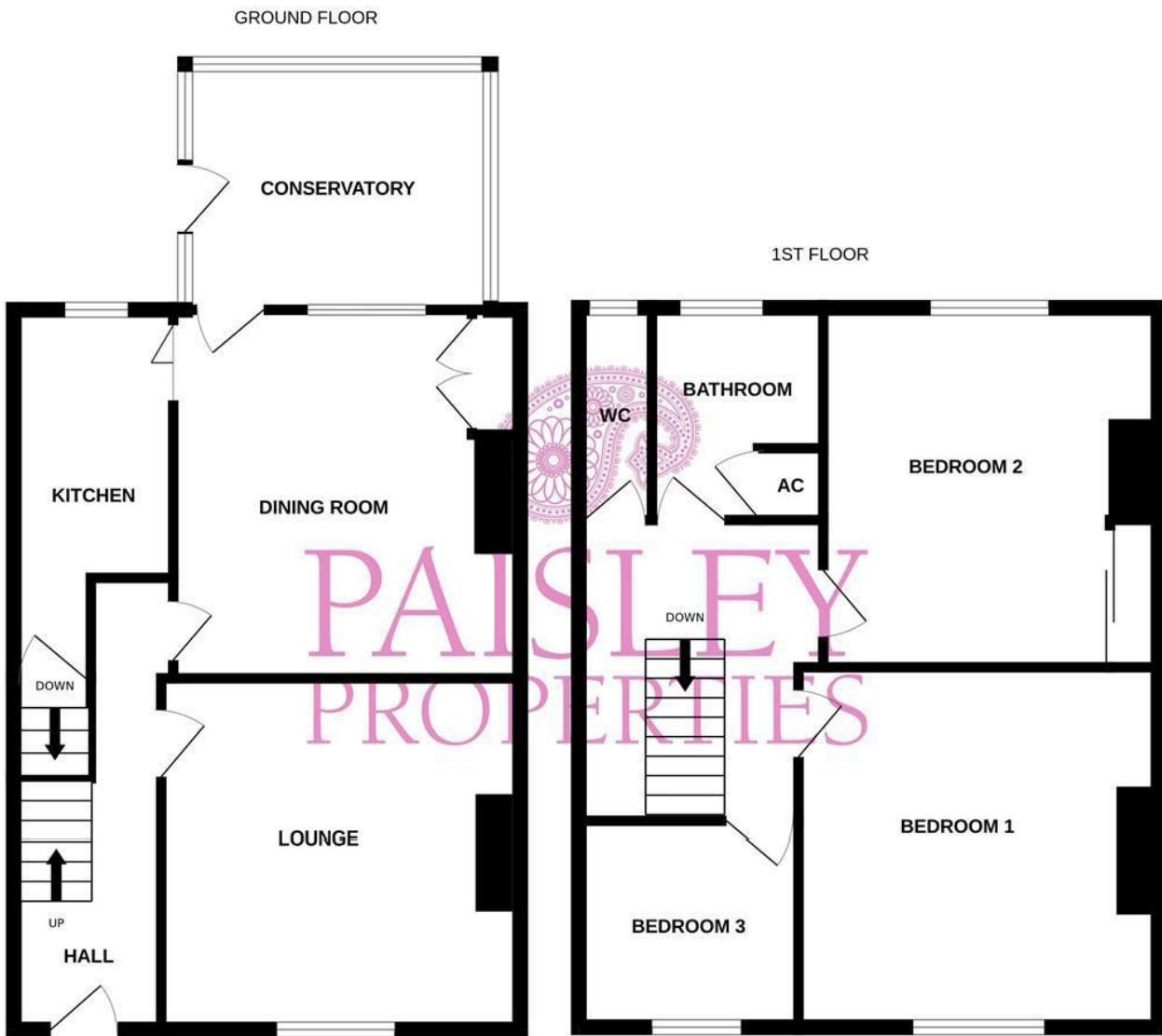
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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		
(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	85

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	49

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PROPERTIES