465 Leeds Road, Huddersfield HD2 1XT

OFFERS AROUND £120,000

NO CHAIN CONVENIENTLY PLACED FOR EXCELLENT TRANSPORT LINKS, THIS THREE BEDROOM MID TERRACE IS IN NEED OF MODERNISATION AND BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A GARDEN AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALL

You enter the property through a timber door with a stained glass top into the entrance hall which has space to remove and store outdoor clothing. Stairs ascend to the first floor landing and a door leads through to the living room.

LIVING ROOM

This good size reception room has a gas fire with a stone surround and space for free standing furniture. A large front facing window fills the room with natural light and an understairs cupboard provides storage. Doors lead through to the entrance hall and to the kitchen.

KITCHEN

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units, complementary work surfaces, tiled splashbacks and a stainless steel sink. Integrated appliances include an electric oven and a four ring gas hob with extractor over. There is space for a freestanding fridge freezer and plumbing for a washing machine. A rear window gives a view over the garden/driveway and doors leads through to the living room and the cellar head. An external door opens to the driveway.

CELLAR

A door opens to the cellar head which houses the 2 year old boiler and stone steps descend to a great space for storing extra household items.

FIRST FLOOR LANDING

A staircase ascends from the entrance hallway to the first floor landing. Doors lead through to a bedroom, bathroom and a couple of steps ascend to two further bedrooms. A hatch gives access to the loft.

BEDROOM ONE

This generous size double bedroom sits to the front of the property. The room has space for a selection of bedroom furniture and a window gives a view of the street scene below. A door leads to the landing.

BEDROOM TWO

Positioned to the rear of the property, this small double bedroom has space for free standing bedroom furniture and a door leads to the landing.

BEDROOM THREE

A small double bedroom positioned to the front of the property. There is room for freestanding furniture and has a bulk head storage cupboard. A door leads to the landing.

BATHROOM

The bathroom is fitted with a three piece suite including bath with shower over, pedestal hand wash basin and a low level W.C. The room is partially tiled, has an obscure glazed rear facing window and a door which leads onto the landing.

REAR DRIVEWAY

Accessed via a back lane, a paved area provides parking and there is space to sit out and for garden furniture if desired.

EXTERNAL FRONT

Accessed through a wrought iron gate, the front of the property has a low maintenance paved garden, a low stone wall and is ideal for sitting out and 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 A

PROPERTY CONSTRUCTION:
Stone

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None Known

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 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

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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

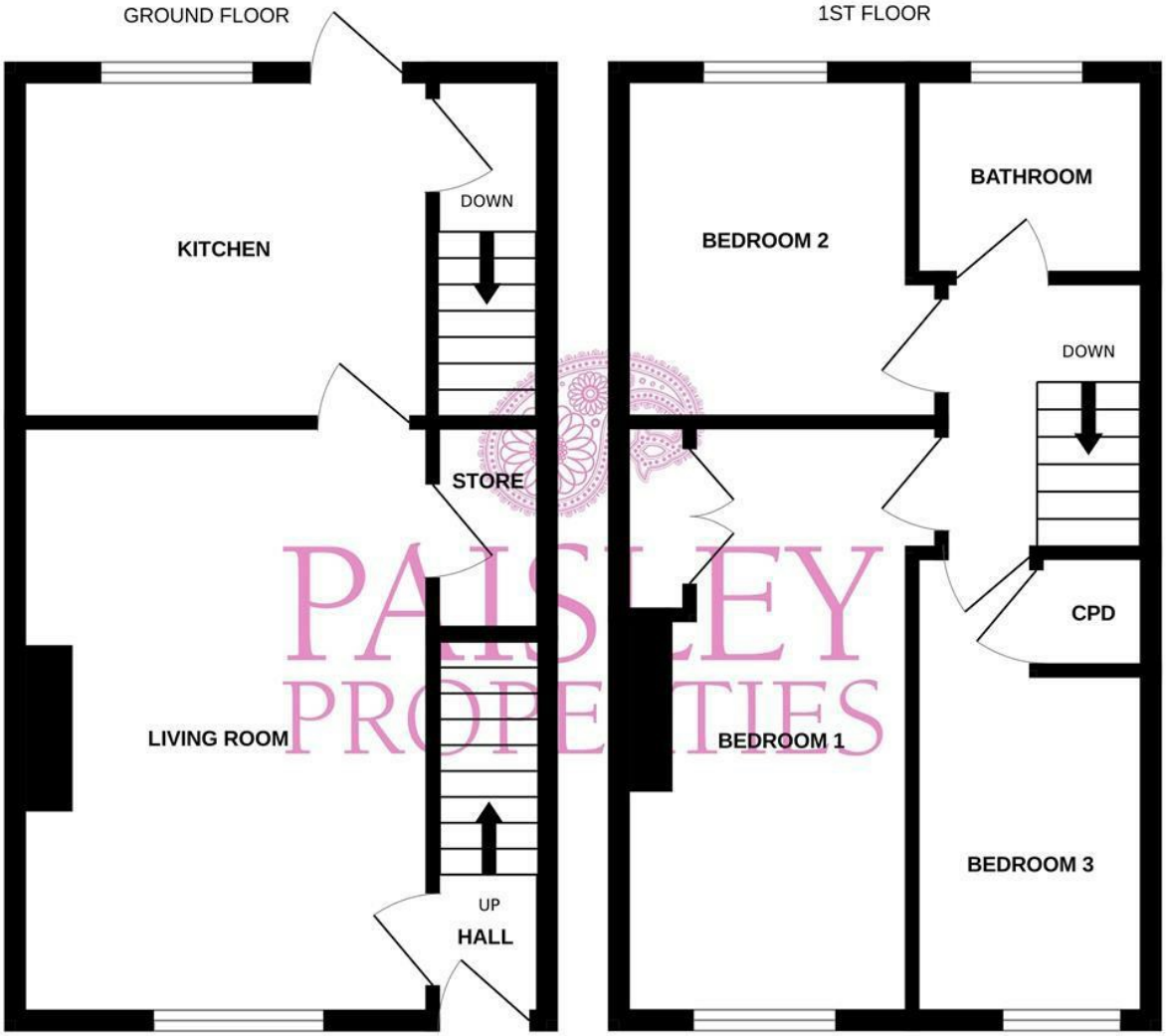
MORTGAGES

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 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.



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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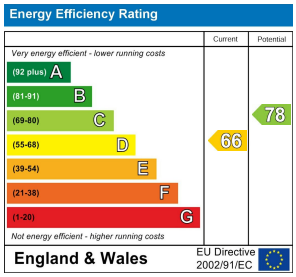

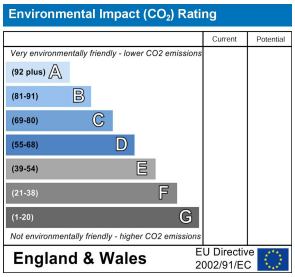

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