

104 Woodhead Road,
Lockwood HD4 6ET

OFFERS AROUND
£140,000



THIS SPACIOUS FOUR BEDROOM OVER-DWELLING HAS ACCOMMODATION OVER THREE FLOORS AND IS CONVENIENTLY LOCATED CLOSE TO HUDDERSFIELD TOWN CENTRE. EPC D. LEASEHOLD: 999 Years starting on the 25/3/1881 with a ground rent of £1.15 per annum. COUNCIL TAX BAND A.

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a part-glazed uPVC door. Stairs ascend to the first floor and doors lead to the kitchen diner and living room.

DINING KITCHEN (15'5" x 12'6" approx)

The kitchen is fitted with a large range of wood wall and base units, green marble effect roll top work surface with matching tiled splashback, stainless steel one and a half bowl sink with mixer tap over and tile effect laminate flooring. There are integrated appliances including Smeg double oven, four ring gas hob and a concealed extractor fan. White goods including washing machine, microwave, fridge-freezer and an extra fridge are included in the rental. The room has dual aspect windows which flood the room with natural light and there is space for a dining table and chairs. Doors lead to the lower ground floor bedroom and the hallway.



LOUNGE (13'8" x 16'4" approx)

This spacious room is generously proportioned, light and airy courtesy of the dual aspect windows, which offers views across the woodland area to the rear of the property. The room is decorated in neutral tones, has carpeted flooring and features a large chimney breast, wooden surround and tiled hearth. A door leads to the hallway. (fireplace shown in picture has now been removed)



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has doors leading through to the three bedrooms and house bathroom.

BEDROOM ONE (10'5" x 11'0" approx.)

This spacious double bedroom is tastefully decorated and has space for free standing bedroom furniture. A large front facing window gives views over the front of the property and a door leads to the landing.



BEDROOM TWO (9'3" x 8'0" approx)

Situated to the rear of the property and having views overlooking the woodland area from its windows. A door leads to the landing.



BEDROOM THREE (6'3" x 8'10" approx)

This single bedroom is perfect for a nursery, playroom or home office. There is a front facing uPVC window, carpeted flooring, loft access and a door leads to the landing.



HOUSE BATHROOM (7'2" x 5'1" approx.)

The family bathroom is fitted with a three piece white suite, including a p-shaped bath with electric shower over, hand wash basin with mixer tap set on a vanity unit and low level W.C. The room is partially tiled with white wall tiles and has contrasting tile effect vinyl flooring. Positioned to the rear of the property the bathroom has an obscure glazed window and a door leads onto the landing.



LOWER GROUND FLOOR

Stairs descend from the kitchen to the lower ground floor.

BEDROOM FOUR (7'5" x 13'2" approx.)

This bedroom is located on the lower floor of the property and has ample space to accommodate free standing furniture. This room also benefits from having an en-suite shower room.



EN-SUITE SHOWER ROOM

The en-suite is fitted with a shower with glazed door, a pedestal hand wash basin and a low flush W.C. The room has laminate flooring, mirrored cabinet, spot lighting to the ceiling and an extractor fan. A door leads to the bedroom.

OUTSIDE

To the front of the house is a large low maintenance patio area



LEASEHOLD

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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

Harry Mason 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 Harry, please contact us on 01484 444188 to arrange an appointment.

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

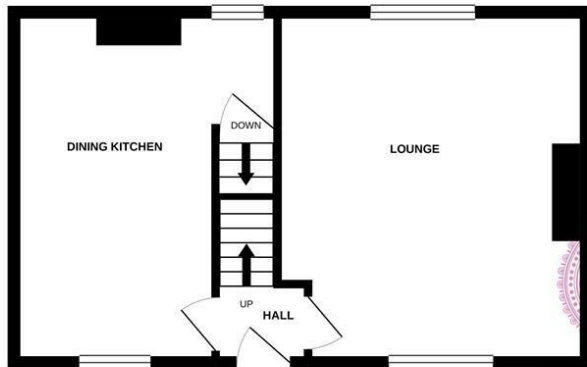
PAISLEY

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.

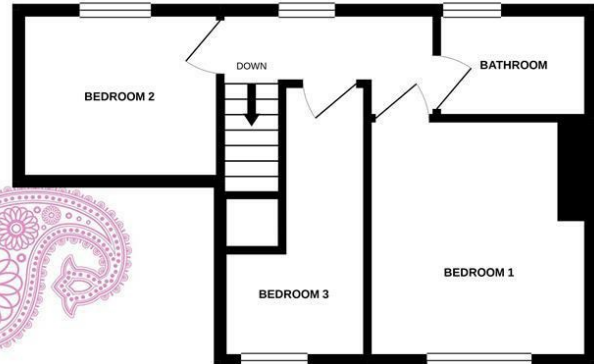
PAISLEY SURVEYORS

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 office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

GROUND FLOOR



1ST FLOOR



BASEMENT LEVEL



PAISLEY PROPERTIES

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 | | 88 |
| (81-91) B | | |
| (69-80) C | | 65 |
| (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 | | |

| 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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