

6 Roger Lane,  
Newsome HD4 6QE

OFFERS AROUND  
£115,000



BURSTING WITH CHARACTER AND CHARM, THIS GRADE 2 LISTED COTTAGE BOASTS A SPACIOUS LIVING KITCHEN, TWO GOOD SIZED BEDROOMS AND AN ENCLOSED FRONT GARDEN.

LEASEHOLD - 999 YEARS - EXPIRES 2867 - CHARGES 5P PER ANNUM / COUNCIL TAX BAND A

PAISLEY  
PROPERTIES



### **LIVING KITCHEN 16'7" max x 14'10" max**

You enter into the property through a timber stable door into this charming living kitchen spanning the footprint of the house and bursting with features including beautiful mullion windows, an exposed stone fireplace with wood burning stove set in the chimney recess and timber beams to the ceiling. The kitchen stands to one corner and is fitted with a range of wall and base units, contrasting work surfaces and a stainless steel sink with drainer and tile splashbacks. An electric oven with four ring electric hob sits centrally in the units and there is space for a fridge freezer and plumbing for a washing machine. Laminate flooring flows underfoot and there is space for free standing living and dining furniture. A door opens to the cellar steps and a staircase ascends to the first floor landing.



### **CELLAR**

Accessed by stone steps from the kitchen is a useful storage cellar.

### **FIRST FLOOR LANDING**

Stairs ascend from the living kitchen to the first floor landing and doors lead to two bedrooms and the bathroom.

### **BEDROOM ONE 11'0" max x 8'10" max**

This good sized double bedroom offers space for free standing furniture and benefits from a generous amount of light courtesy of the front aspect mullion window. There are neutral tones to the walls and a door leads through to the first floor landing.



### **BEDROOM TWO 14'2" max x 5'11" apx**

Located the front of the property is the second bedroom with space for bedroom furniture and housing the boiler. A front elevation mullion window gives a view of the street scene below and a door leads through to the first floor landing.



### **BATHROOM 7'1" apx x 5'9" apx**

The bathroom is fitted with a white three piece suite including bath with over head shower and glass panel, pedestal hand wash basin and a low level W.C. The room is partially tiled, has a mullion window, laminate flooring underfoot and a door leads through to the first floor landing.





**EXTERNAL AND PARKING**

The property benefits from a lawn garden to the front with flowerbed borders and mature shrubs, plants and is enclosed by a boundary stone wall. A pathway leads to the front door.

The property has on street parking.



## **\*MATERIAL INFORMATION**

### TENURE:

Leasehold

### LEASEHOLD:

Length of lease - 999 years

Start date - 29/09/1868

Years remaining - 842 years

### ADDITIONAL COSTS:

Ground rent - 40p per annum

### COUNCIL AND COUNCIL TAX BAND:

Kirklees Band A

### PROPERTY CONSTRUCTION:

Stone

### PARKING:

On Street Parking

### RIGHTS AND RESTRICTIONS:

Grade 11 listed

### DISPUTES:

There have not been any neighbour disputes.

### BUILDING SAFETY:

There have not been any structural alterations to the property / 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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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