



NO UPPER CHAIN INVOLVED THIS SUPERB FOUR BEDROOM TOWNHOUSE BENEFITS FROM SPACIOUS LIVING ACCOMMODATION OVER THREE FLOORS, TWO ALLOCATED PARKING SPACES AND AN ENCLOSED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C.

ENTRANCE HALL

You enter the property through a part glazed uPVC door into this welcoming entrance hallway which has plenty of space to remove and store coats and shoes. A staircase leads to the first floor landing and doors lead to bedroom four, an en-suite shower room and under stairs cupboard.



BEDROOM FOUR 11'9" max x 10'0" max

This spacious double bedroom could lend itself to a variety of uses including a games room, hobby room, second sitting room or lovely guest bedroom. There is an abundance of space for free standing furniture and a front facing window fills the room with light. Doors lead to the en-suite shower room and entrance hall.



EN-SUITE SHOWER ROOM 6'1" max x 8'1" max

Fitted with a three piece white suite including corner shower cubicle, low level W.C and pedestal hand wash basin. There are mosaic effect tiles around the shower and sink, vinyl flooring and spot lights to the ceiling. Doors lead to the entrance hall and bedroom four.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has doors leading to the dining kitchen, lounge and bathroom. A further staircase leads to the second floor landing.



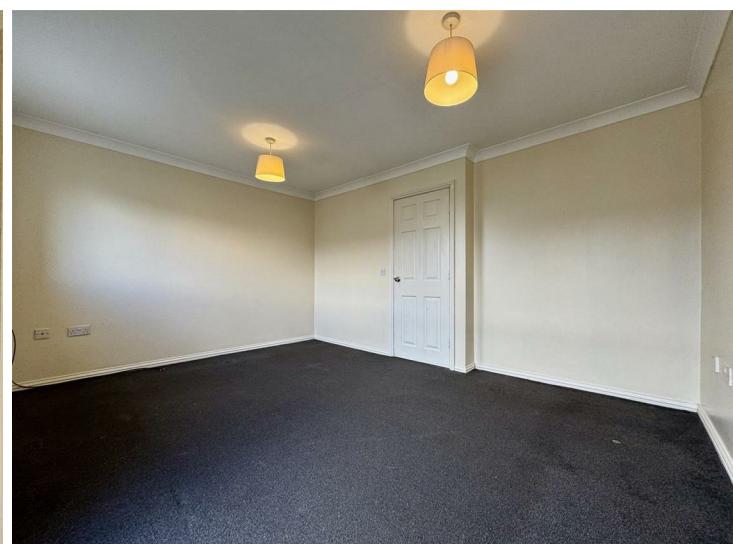
DINING KITCHEN 14'0" max x 10'11" max

Positioned to the rear of the property is this wonderful dining kitchen which is fitted with white wall and base units, contrasting work surfaces, tiled splash backs and one and a half bowl sink and drainer with mixer tap over. There is an electric oven, four ring gas hob with concealed extractor fan over, space for a free standing fridge freezer and plumbing for a washing machine. To one end of the room there is lots of space for a family dining table and chairs, there are spot lights to the ceiling and vinyl flooring completes the room. A rear facing window floods the room with light and rear patio doors lead out to the garden. An internal door leads to the first floor landing.



LOUNGE 10'7" max x 14'1" max

Spanning the whole width of the property, this good sized lounge is filled with light courtesy of the two front facing windows. There is room for living room furniture and neutral decor. A door leads to the first floor landing.



BATHROOM 6'7" max x 5'6" max

Positioned between the lounge and the dining kitchen is the bathroom which has a low level W.C, pedestal hand wash basin and bath with shower over. There is vinyl flooring, spot lights and a door leads to the first floor landing.



SECOND FLOOR LANDING

Stairs ascend from the first floor landing to the second floor landing which has doors leading to three of the bedrooms, en-suite shower room and handy airing cupboard which houses the property's hot water tank.



BEDROOM ONE 14'1" max x 10'3" max

Located to the rear of the property is this generously sized master bedroom which has two rear facing windows and neutral decor. Doors lead to the en-suite and second floor landing.



EN-SUITE SHOWER ROOM 7'4" max x 5'10" max

Fitted with a white three piece suite including corner shower cubicle, low level W.C and pedestal hand wash basin. There are tiles around the shower and sink, spot lights and vinyl flooring. Doors lead to the bedroom and second floor landing.



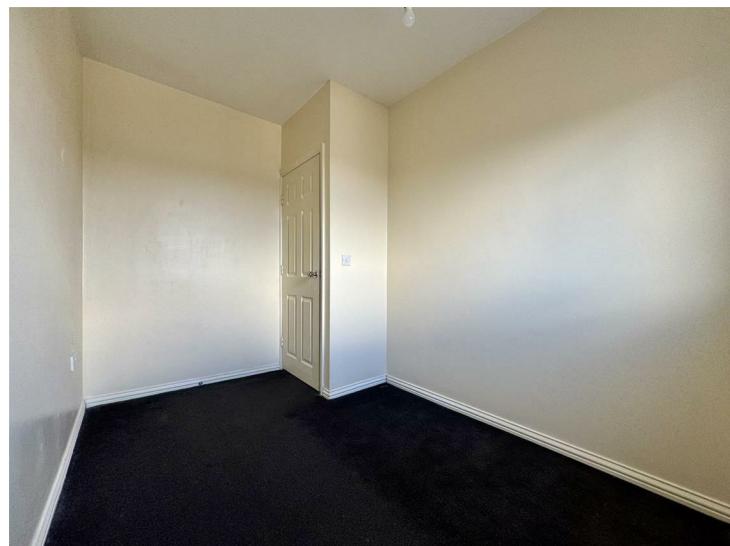
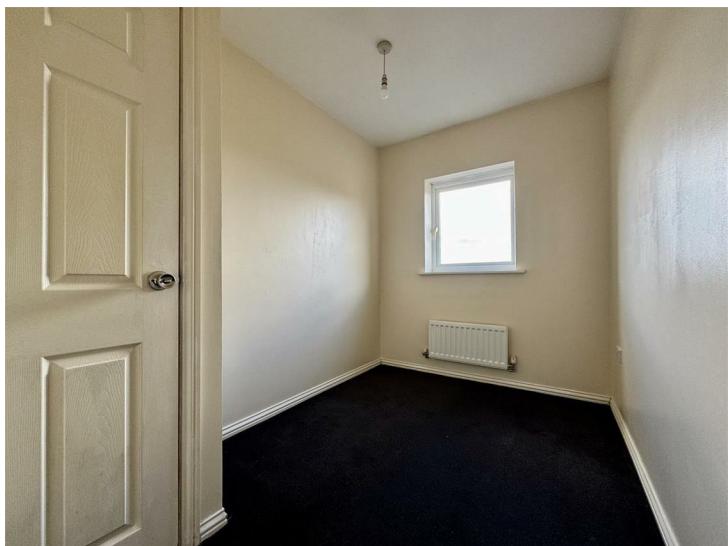
BEDROOM TWO 10'5" max x 6'11" max

Positioned to the front of the property is this charming single bedroom which can accommodate free standing items. A front facing window allows natural light into the space and a door leads to the second floor landing.



BEDROOM THREE 6'10" max x 10'7" max

Another good sized single room which has a front facing window and could easily be used as a home office or snug if desired. A door leads to the second floor landing.



PARKING

To the front of the property there are two allocated parking spaces along with a parking space for visitors.



REAR GARDEN

To the rear of the property there is a fence enclosed lawned garden with a patio area adjoining the property, perfect for Al fresco dining. A garden path leads to a timber gate which provides access around the back.



***MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band C

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Allocated Parking

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

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

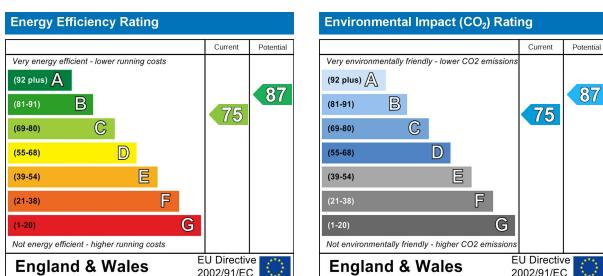
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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.



Measurements are approximate. Not to scale. Illustrative purposes only.
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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Maplewell Office:
4 Blacker Road,
Maplewell, S75 6BW
t: 01226 395404

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