

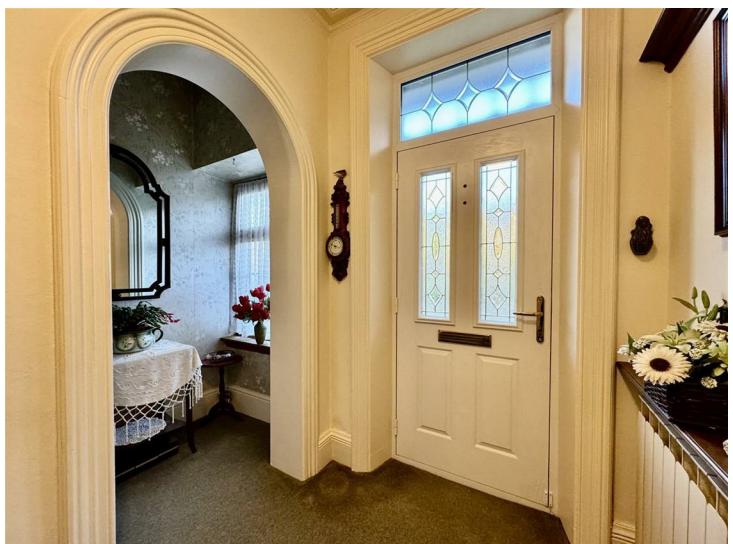


**\*\*NO CHAIN\*\*** LOVINGLY MAINTAINED FOR NEARLY 50 YEARS, THIS WONDERFULLY PRESENTED FOUR BEDROOM MID TERRACE FAMILY HOME IS BURSTING WITH POTENTIAL AND BOASTS EXTREMELY SPACIOUS LIVING ACCOMMODATION, CHARACTERFUL FEATURES, GARDEN AND OFF ROAD PARKING FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

## ENTRANCE HALLWAY

You enter the property through a recently fitted composite door into this grand and welcoming entrance hallway with space for freestanding furniture, lovely high ceilings, deep coving and picture rails. An original staircase with timber balustrade ascends to the first floor landing, archways open to a study area, rear cloak room and doors lead through to the living room, dining room, kitchen and the cellar steps.



## STUDY AREA / POTENTIAL SHOWER ROOM 11'2" x 3'11" max

Accessed through and archway from the entrance hallway is a study area with front facing window. The vendor informs us that plumbing is in place and has potential to be converted into a ground floor W.C or shower room if required.

## REAR CLOAKROOM 6'10" x 4'3" max

Accessed from the rear of the entrance hallway is an area ideal for the storing of outdoor clothing, shoes and other household items if desired.

## LIVING ROOM 15'2" x 12'0" max

This beautifully presented and good size reception room has ample space for living room furniture. The focal points of the room being an inset brick fireplace with tile hearth and timber mantle with lighting which houses a decorative fire. A large bay window looks out over the front garden and allows natural light to flood the room. The room benefits from high ceilings, fitted cabinetry with shelving and door leads through to the entrance hallway.



### **DINING ROOM 15'11" x 10'11" max**

Another spacious room with ample space for a dining table and chairs and again having an inset brick fireplace with tile hearth and timber mantle housing a coal effect gas fire. There is a fitted floor to ceiling storage cupboard, a window overlooks the driveway and a door leads back through to the entrance hallway.



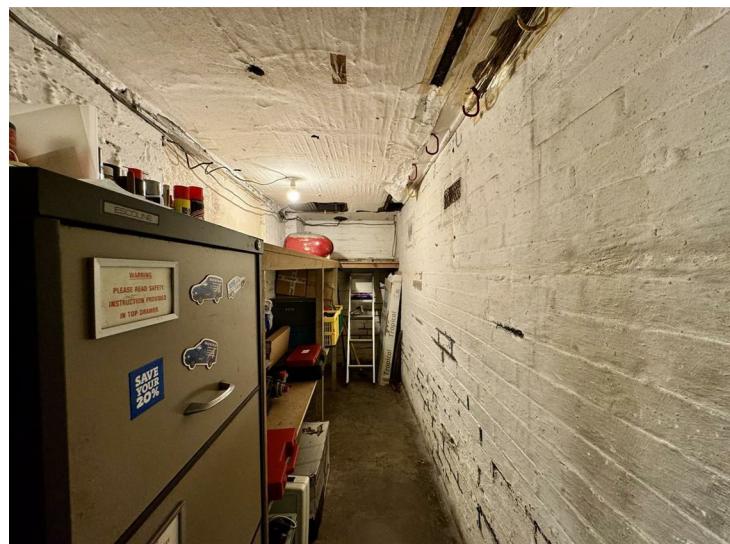
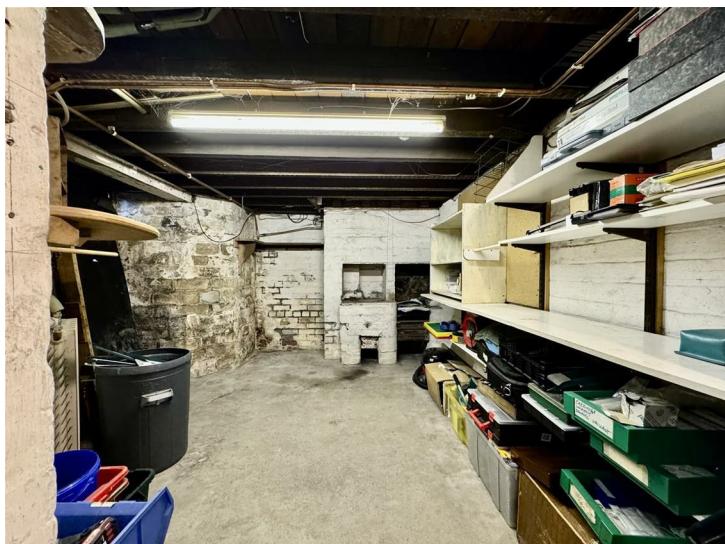
### **KITCHEN 10'8" x 9'11" max**

The kitchen has characterful beams to the roof and is fitted with oak wall and base units, contrasting work surfaces with tiled splashbacks, a stainless steel sink and drainer with mixer tap over and plumbing for a washing machine. There is space for a gas oven, a fridge freezer and a tumble dryer. A rear window looks out onto the driveway, a bi fold door leads back to the entrance hallway and an external composite door opens to the rear.



## CELLAR

This great size cellar has three rooms, original inset storage and a large front facing window which is currently being replaced. This space would make fantastic storage, a games room, hobby room or a workshop.



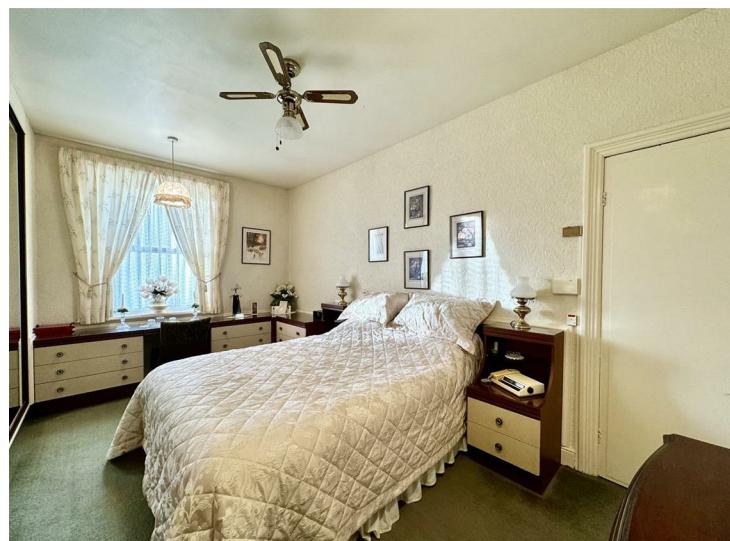
## FIRST FLOOR LANDING

A staircase with timber balustrade ascends to this light and airy first floor landing with high ceilings. Doors lead through to four bedrooms, the family bathroom and a hatch gives access to the fully boarded loft.



### **BEDROOM ONE 15'11" x 9'4" max**

A generous sized double bedroom located to the rear of the property with pleasant rooftop views through it's window. The room benefits from two sets of sliding mirrored wardrobes, a dressing table, drawers and bedside cabinets and plenty of space for freestanding furniture. A door leads through to the landing.



### **BEDROOM TWO 13'0" x 10'6" max**

Located to the front of the property with views over the street scene below and woodland beyond is another good size double bedroom with an integrated floor to ceiling double wardrobe with storage, ample space for freestanding bedroom furniture and a door leads through to the landing.



### **BEDROOM THREE 9'5" x 6'11" max**

A bright, large single bedroom located to the front of the property with bulk head shelving, space for freestanding furniture and a door leads through to the landing.



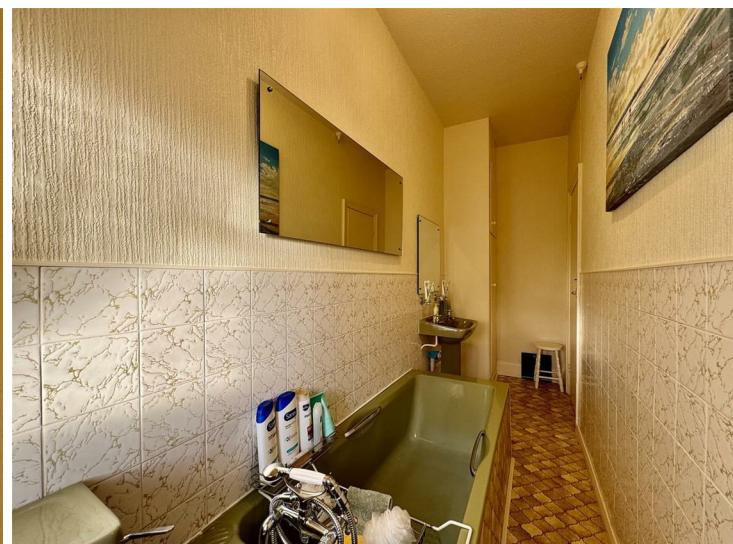
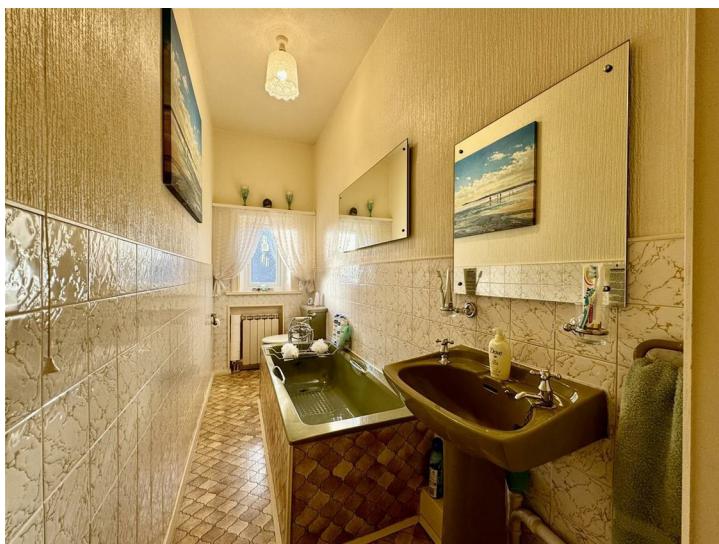
### **BEDROOM FOUR 10'0" x 6'5" max**

Another good size and well presented single bedroom with space for bedroom furniture and a door leads through to the landing.



### **BATHROOM 14'0" x 3'9" max**

The family bathroom is fitted with a three piece suite comprising of a bath with shower attachment, pedestal hand wash basin and a low level W.C. The room is partially tiled, has a rear obscure window, a floor to ceiling storage cupboard housing the boiler and vinyl flooring underfoot. A door leads through to the landing.



### **REAR DRIVEWAY**

To the rear of the property is off road parking for two vehicles, space to sit out or alternatively it could be reverted back to a garden. There is a water tap and an electric point.

### **EXTERNAL FRONT AND PARKING**

Elevated from the roadside and entered by a wrought iron gate is this lovingly maintained patio garden which has space for a bistro set and for pots and planters if desired. Raised flower beds contain colourful flowers, plants and bushes.

There is on street parking.



## **\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND B

PROPERTY CONSTRUCTION: STONE

PARKING: DRIVEWAY

UTILITIES:

\*Water supply & Sewerage- MAIN

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile - TALK TALK

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **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.

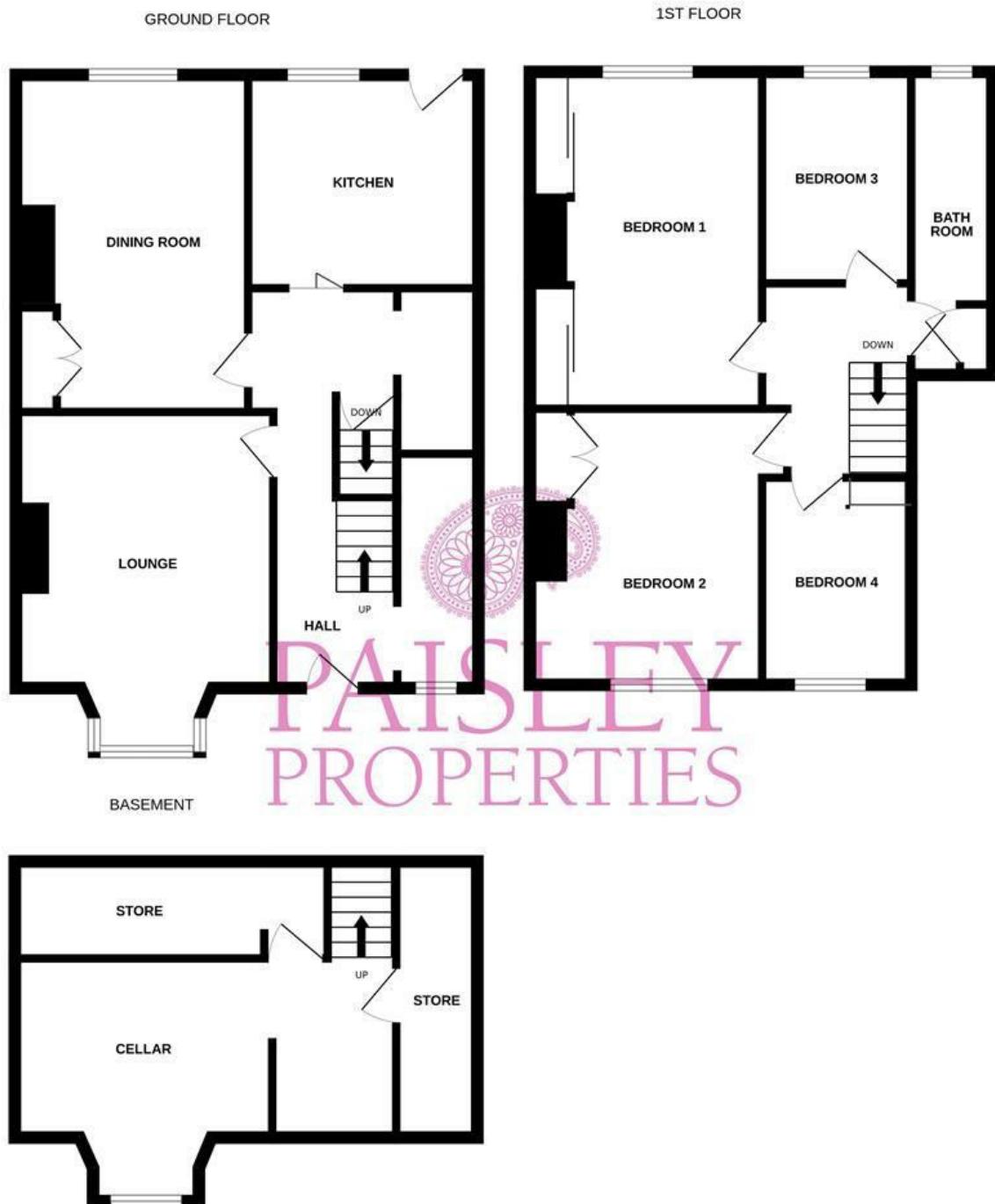
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.

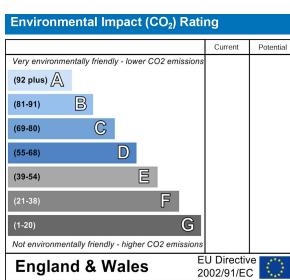
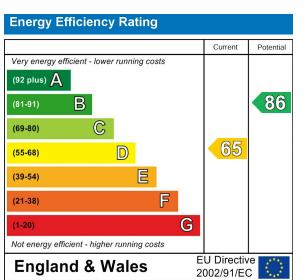
## **SURVEY TEXT**

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.



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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