



A TRULY CHARACTERFUL AND STYLISH FOUR DOUBLE BEDROOM COTTAGE WHICH BOASTS GENEROUS SIZE ROOMS THROUGHOUT, BEAUTIFULLY LANDSCAPED GARDENS, TWO DRIVEWAYS AND AN INTEGRAL GARAGE.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

## **ENTRANCE PORCH 4'8" apx x 2'11" apx**

You enter through a Upvc door into this handy porch which has two windows overlooking the garden, practical tiled flooring underfoot and room to remove outdoor clothing. A door opens to the entrance hall.

## **ENTRANCE HALLWAY**

Accessed from the porch is the entrance hall which has inset and exposed stone shelving, an opening leads to the kitchen, a door opens to the living room and a carpeted staircase ascends to the first floor split landing.



## **LIVING ROOM 24'3" max x 15'1" max**

An exceptionally spacious dual aspect living room bathed in natural light with a set of patio doors that open directly to the garden. This impressive reception space offers ample room for both relaxing and entertaining, with generous proportions that will easily accommodate a range of freestanding furniture. A curved stone fireplace with shelving houses a coal effect gas fire and characterful beams adorn the ceiling. A door opens to the entrance hall.





### **KITCHEN 14'10" max x 8'10" max**

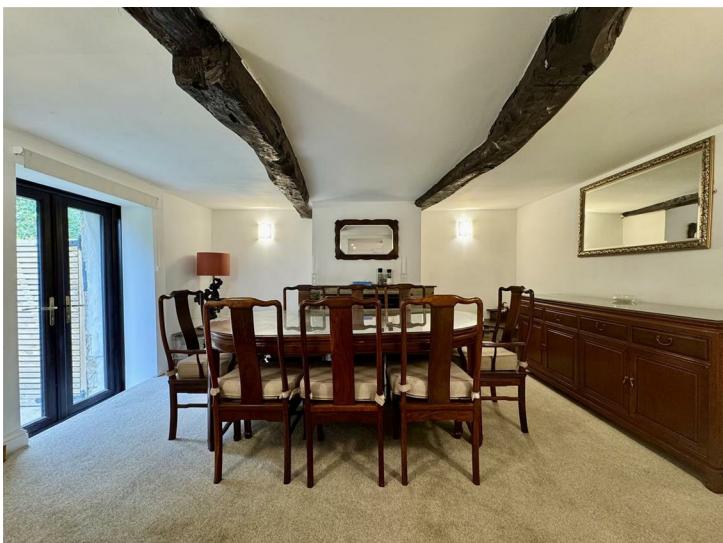
This attractive kitchen is fitted with a range of white gloss wall and base units, contrasting roll top work surfaces and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a double electric oven, four ring electric hob, plumbing for a dishwasher and space for an undercounter fridge. A large window provides a pleasant outlook over the garden, laminate flooring flows underfoot, beams and spotlights adorn the ceiling and openings lead through to the dining room and entrance hall.





### **DINING ROOM 14'10" max x 13'3" max**

Perfect for entertaining guests, this characterful and inviting dining room has lovely exposed beams to the ceiling and a stone fireplace with shelving housing a gas fire. There is space for a dining table, chairs and further freestanding furniture. Patio doors open to the garden bringing the outside in and a door opens to the utility space. An opening leads to the kitchen.



### **UTILITY SPACE 25'1" max x 10'0" apx**

This fantastic space is positioned to the rear of the property and can be accessed from the dining room or from the garage. There is plumbing for a washing machine, space for a dryer and extra fridge and freezer space. Shelving provides ample storage for household items and a door opens to the garage.



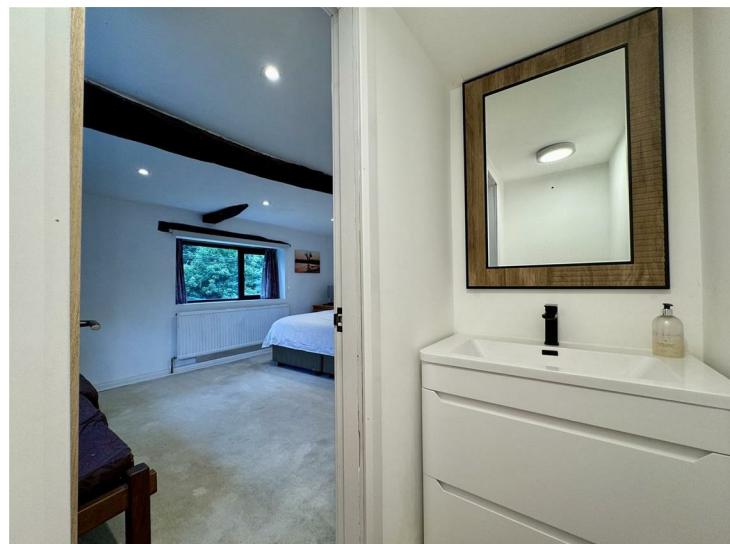
## FIRST FLOOR LANDING

A carpeted staircase ascends from the entrance hall to the first floor landing which has characterful exposed beams to the ceiling, space for freestanding furniture and doors open to four double bedrooms and the family bathroom.



## BEDROOM ONE 15'7" max x 13'10" max

This generously sized and beautifully decorated double bedroom has views over the gardens through its large dual aspect windows. There is a bank of fitted wardrobes, ample space for free standing bedroom furniture, exposed beams and spotlighting to the ceiling. Doors lead to the W.C and back through to the landing.



#### **W.C 2'8" apx x 6'0" apx**

Handily positioned, this room has a low level W.C and a large vanity hand wash basin with mixer tap, anthracite towel radiator and tile flooring underfoot. A door opens to bedroom one.

#### **BEDROOM TWO 10'9" max x 9'6" max**

Currently used as a home office, this nicely presented double bedroom has garden views, fitted storage cupboards with shelving, space for furniture and a door leads to the landing



### **BEDROOM THREE 11'9" max x 10'7" max**

A bright double bedroom located to the front of the property with space for freestanding furniture, fitted wardrobes, a dressing table and a door leads to the landing.



### **BEDROOM FOUR 11'3" max x 9'4" max**

Another light and airy double bedroom with garden views. Having two fitted storage cupboards (one housing the boiler) and space for bedroom furniture. A door leads to the landing.



### **BATHROOM 9'6" max x 5'4" max**

The stylish family bathroom comprises of a bath with waterfall shower over and glass screen, a vanity hand wash basin with mixer tap, low level W.C and an anthracite towel radiator. The room is fully tiled with complimentary tile flooring underfoot, has a rear facing window, space for freestanding storage if desired and a door leads on to the landing.



### **GARDENS, GARAGE AND DRIVEWAYS**

Entered by a timber gate from the driveway is a beautifully landscaped and enclosed lawned garden with dry stone walling and well maintained flower bed borders. Paved areas provide space for outdoor dining and has ample space for garden furniture. A pathway leads to the porch and another timber gate gives access to the second drive and garage.

The property has two driveways to either side which provide parking for multiple vehicles. The integral garage has power and an up and over door.

\*\*Please note\*\* The right hand side driveway has foot access for the neighbouring property.



## **\*MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band C

PROPERTY CONSTRUCTION:

Stone

PARKING:

Garage / Driveway

RIGHTS AND RESTRICTIONS:

The neighbour has a right of foot access over the right hand side driveway.

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

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. \*

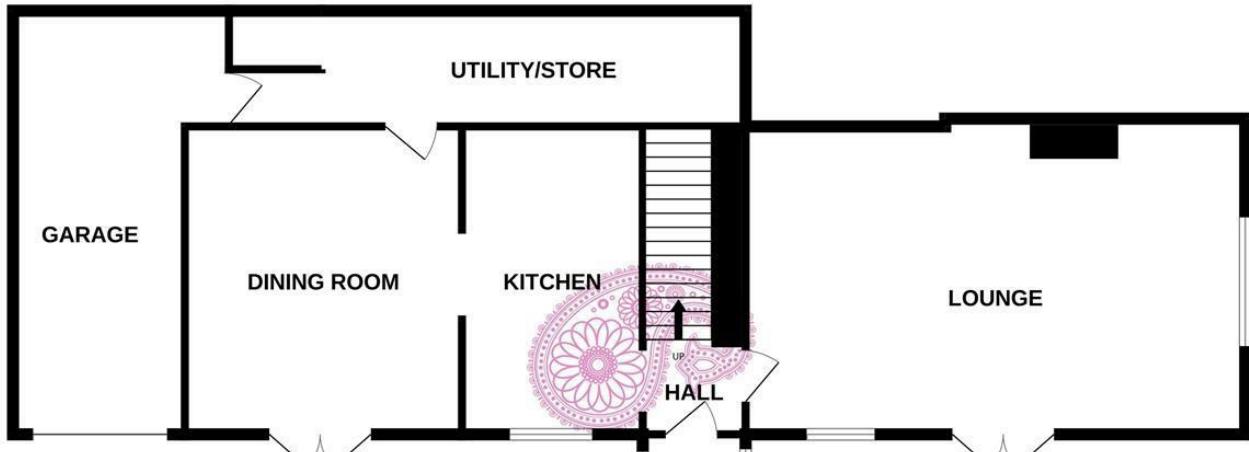
## **PAISLEY**

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**

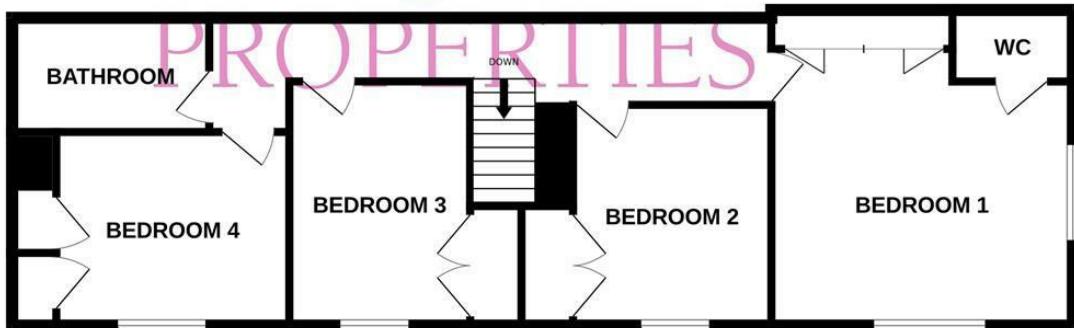
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

## GROUND FLOOR



# PAISLEY PROPERTIES

1ST FLOOR



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		
(81-91) B		
(69-80) C		
(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	80

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	64

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

