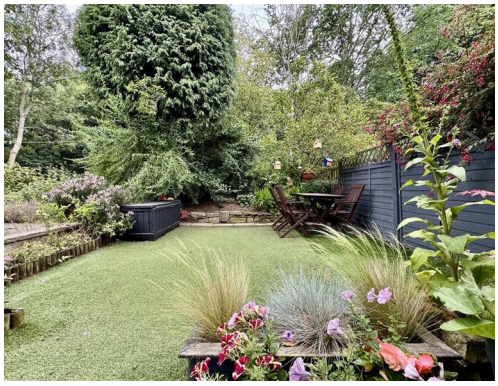
# 50 Town End,
# Almondbury HD5 8NW

**OFFERS AROUND**
**£185,000**















THIS CHARMING THREE BEDROOM EXTENDED TERRACE PROPERTY BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, CHARACTERFUL FEATURES, A LOVELY COTTAGE GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C.

PAISLEY
PROPERTIES

**LIVING ROOM 16'6" max x 16'3" max**




This generous size reception room has ample space for free standing living and dining room furniture if desired. The focal point of the room being the inset fireplace with exposed stone surround and stone hearth. A large window overlooks the street scene, an opening leads through to the kitchen, a door opens to the cellar head and a staircase ascends to the first floor landing.

**KITCHEN 12'8" max x 7'7" max**




Spanning the rear of the property is the modern kitchen which comprises of timber effect wall and base units, contrasting worktops, tile upstands and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and a four ring electric hob with an extractor fan over. There is space for a fridge freezer and plumbing for a washing machine. Tile flooring flows underfoot, spotlights adorn the ceiling and windows offer pleasant garden views. An external door opens to the rear.

**CELLAR 6'2" max x 16'7" max**
Accessed from the kitchen is a cellar with inset shelving, light power and extra space to store household items.

**FIRST FLOOOR LANDING**





A staircase with a timber balustrade ascends from the living room to the impressive size first floor landing which has space for freestanding furniture, a store cupboard with shelving and doors lead through to three bedrooms and the family bathroom

**BEDROOM ONE 12'3" max x 8'11" max**





This charming double bedroom is positioned to the front of the property with a view over the street scene below. There is space for bedroom furniture and an original inset stone fireplace gives a lovely focal point to the room. A door leads to the landing.

**BEDROOM TWO 7'8" max x 7'2" max**




Another well presented double bedroom, positioned to the rear of the property with a view over the garden, overhead storage and space for bedroom items. A door leads to the landing.

**BEDROOM THREE 7'1" max x 6'6" max**

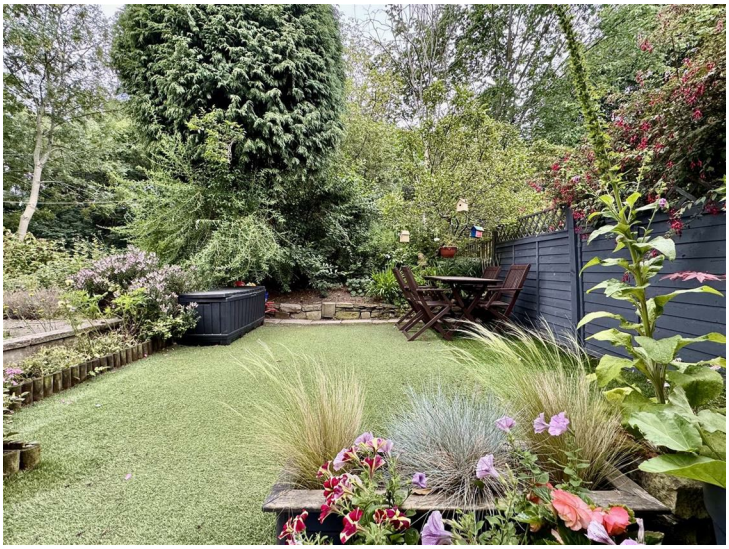
Located to the front of the property is this bright single bedroom which could lend itself to a home office if required. A door leads to the landing.

**BATHROOM 13'4" max x 8'9" max**




A great size family bathroom comprising of a white three piece suite including a bath, shower cubicle, a pedestal hand wash basin and a low level W.C. The bathroom has extra room for freestanding storage, spotlights to the ceiling, is partially tiled and has laminate flooring underfoot. An obscure side window allows light to flow through and a door leads to the landing.

**EXTERNAL**





Outside, the delightful cottage garden offers a peaceful retreat, perfect for relaxing, entertaining or enjoying a morning coffee amongst colourful planting. On-street parking is available to the front of the property for added convenience.

***MATERIAL INFORMATION**
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees band B

PROPERTY CONSTRUCTION:
Stone

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land

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**
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

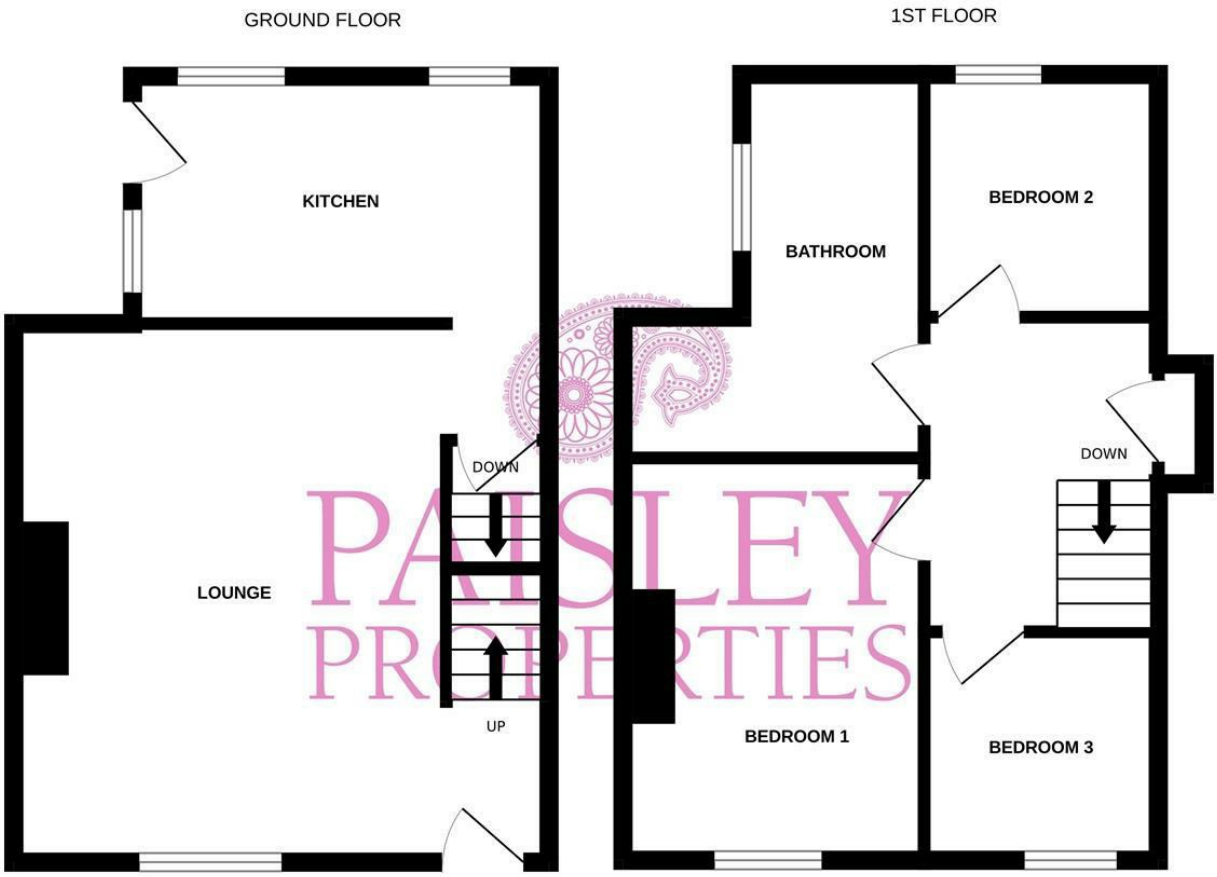
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

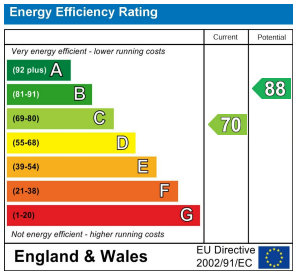
**MORTGAGES**
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

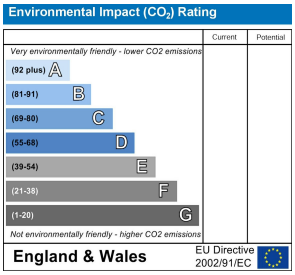
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

**PAISLEY PROPERTIES**
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.




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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