

33 Wormald Street,  
Almondbury HD5 8NQ

OFFERS AROUND  
£275,000



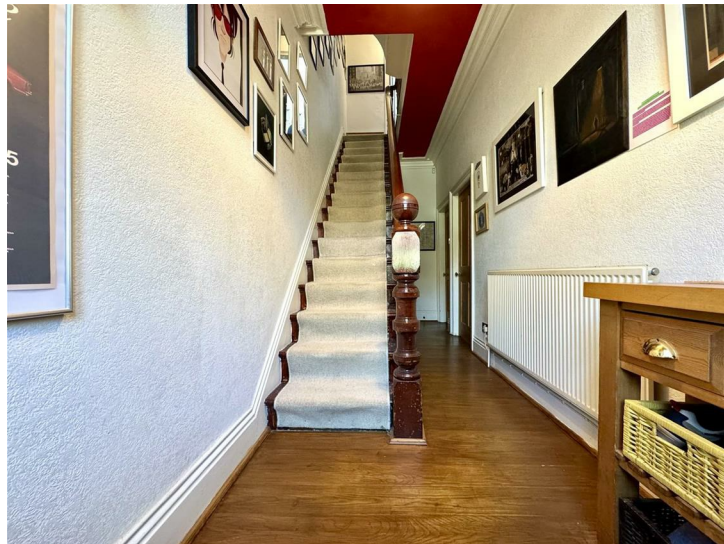
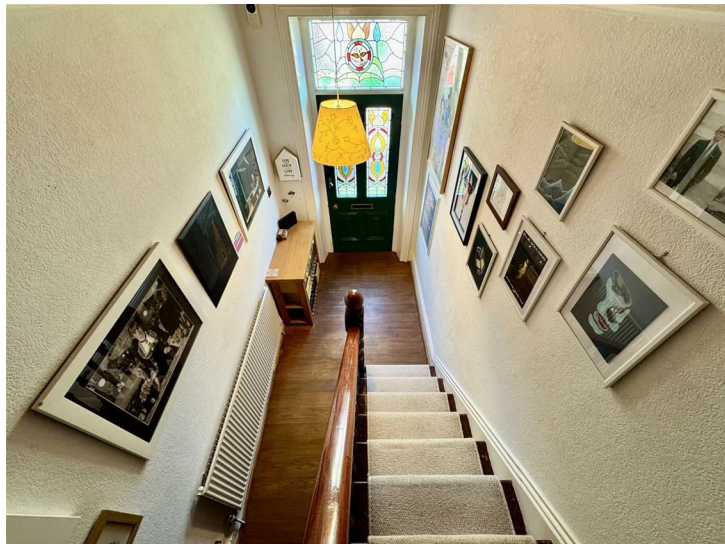
THIS WELL PRESENTED FIVE BEDROOM MID TERRACE PROPERTY BOASTS CHARACTER AND CHARM THROUGHOUT, EXTREMELY SPACIOUS ROOMS, GARDENS AND ON STREET PARKING.

LEASEHOLD 999 YEARS - EXPIRES 2891 - £1.67 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY  
PROPERTIES

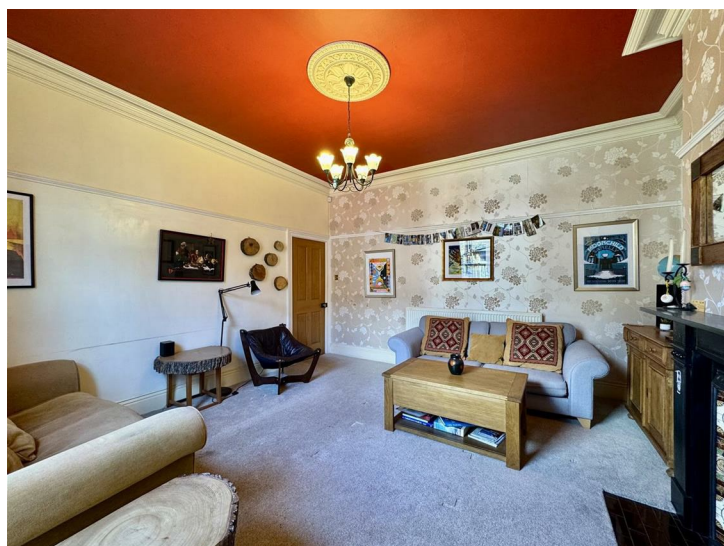


## ENTRANCE HALLWAY



You enter the property through a timber stained glass door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. With wonderful high ceilings, coving and a ceiling rose, ample room to remove shoes and coats, space for freestanding furniture and oak flooring flows underfoot. Doors lead to the cellar head, living room, dining kitchen and stairs with a timber balustrade ascend to the first floor landing.

## LIVING ROOM 14'8" max x 14'5" max



This generous size reception room is nicely presented, has high ceilings, picture rails, a ceiling rose and has a decorative cast iron fireplace with tiled hearth adding a lovely focal point to the room. There is a great amount of space to accommodate free standing furniture, alcoves to either side of the chimney breast and a large sash window which gives a view of the front paved garden. A door leads through to the entrance hallway.



## DINING KITCHEN 20'9" max x 14'6" max



Spanning the rear of the property this extremely spacious dining kitchen is fitted with a range of timber wall and base units with contrasting work surfaces, matching upstands and a composite sink and drainer with mixer tap over. Integrated appliances include an electric oven, a four ring gas hob with extractor fan over and a large fridge. There is plumbing for a dishwasher. An island provides storage, space for informal dining and there is ample space for a dining table, chairs and further freestanding furniture. A window and patio doors overlook the garden, spotlights adorn the ceiling and oak flooring completes the room. A door opens to the entrance hallway.





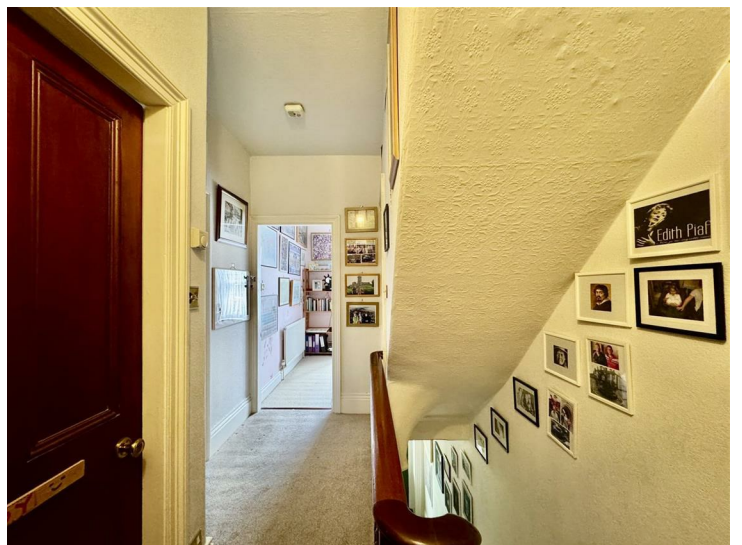


**CELLAR 17'1" max x 15'4" max**



This good sized vaulted cellar houses the property boiler and would make a great utility room with extra fridge and freezer space, plumbing for a washing machine, space for a tumble drier, inset shelving and stone steps ascend to the entrance hallway.

### **FIRST FLOOR LANDING**



From the entrance hallway stairs with spindled balustrades ascend to the first floor landing and doors lead to three bedrooms, family bathroom and a door to the staircase for the second floor.



### **BEDROOM ONE 14'6" max x 14'6" max**



This fantastic size double bedroom positioned to the rear of the house has ample space for freestanding furniture and features high ceilings and a window gives a pleasant view over the rear garden and lovely rooftop views beyond. A door leads through to the landing.

### **BEDROOM TWO 14'5" max x 12'9" max**



Positioned at the front of the property and being an excellent sized double bedroom with ample room for freestanding furniture, again featuring high ceilings and a decorative cast iron fireplace. A Sash window gives a view over the street scene below and a doorway leads to the landing.



### **BEDROOM THREE 8'1" max x 7'0" max**



Currently used as a home office, this bright small double bedroom has high ceilings and is located at the front of the property with space for freestanding bedroom furniture. A door leads to the landing.

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



The bathroom is fitted with a three piece white suite, including a panelled bath with a shower over and a bifold glass screen, a porcelain hand wash basin and a high cistern W.C. There is space for freestanding storage if required, a chrome towel radiator and spotlighting to the ceiling. An obscure glazed rear window allows light to flow through and a door leads to the landing.



## SECOND FLOOR LANDING



From the first floor landing a staircase with timber balustrade ascends to the second floor landing and doors lead to two bedrooms (one having a kitchenette) and a bathroom.

### SEPARATE LIVING ACCOMMODATION

This versatile second floor could be utilised as home offices for those working remotely, a teenage retreat or ideal for separate accommodation for visiting family and friends.

### BEDROOM FOUR WITH KITCHENETTE 17'8" max x 9'11" max



Nestled in the eaves and with exposed beams, this double bedroom/sitting room has space for freestanding furniture, under eaves storage and a good size storage room/walk in wardrobe. At the far side of the room is a kitchenette which has a range of timber wall and base units with contrasting work surfaces with a tiled splashback and a stainless steel sink with mixer tap over. A Velux window floods the room with light and a door leads through to the second floor landing.



### **BEDROOM FIVE 14'7" max x 10'2" max**



Another double bedroom nestled in the eaves with exposed beams and a Velux window. There is space for freestanding bedroom furniture and a doors leads through to the second floor landing.

### **BATHROOM 5'3" max x 4'10" max**



neatly tucked in the eaves, this charming bathroom comprises of a bath with a shower attachment, a pedestal hand wash basin and a low level W.C. The room is partially tiled, has a Velux window and a door leads through to the second floor landing.



## REAR GARDEN



To the rear of the property there is a tiered, low maintenance garden with a patio adjoining the property perfect for al-fresco dining and the lower tier having a lawn with flowerbed borders and space for garden furniture. A shared ginnel leads through to the front of the property.



## EXTERNAL FRONT



To the front of the property is a paved area ideal to sit out or for decorative pots/planters.



## **\*MATERIAL INFORMATION**

### TENURE:

Leasehold

### LEASEHOLD:

Length of lease - 999 YEARS

Start date - 1892

Years remaining - 873

### ADDITIONAL COSTS:

Ground rent - £1.67 per annum

### COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

### PROPERTY CONSTRUCTION:

Stone

### PARKING:

On Street 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**

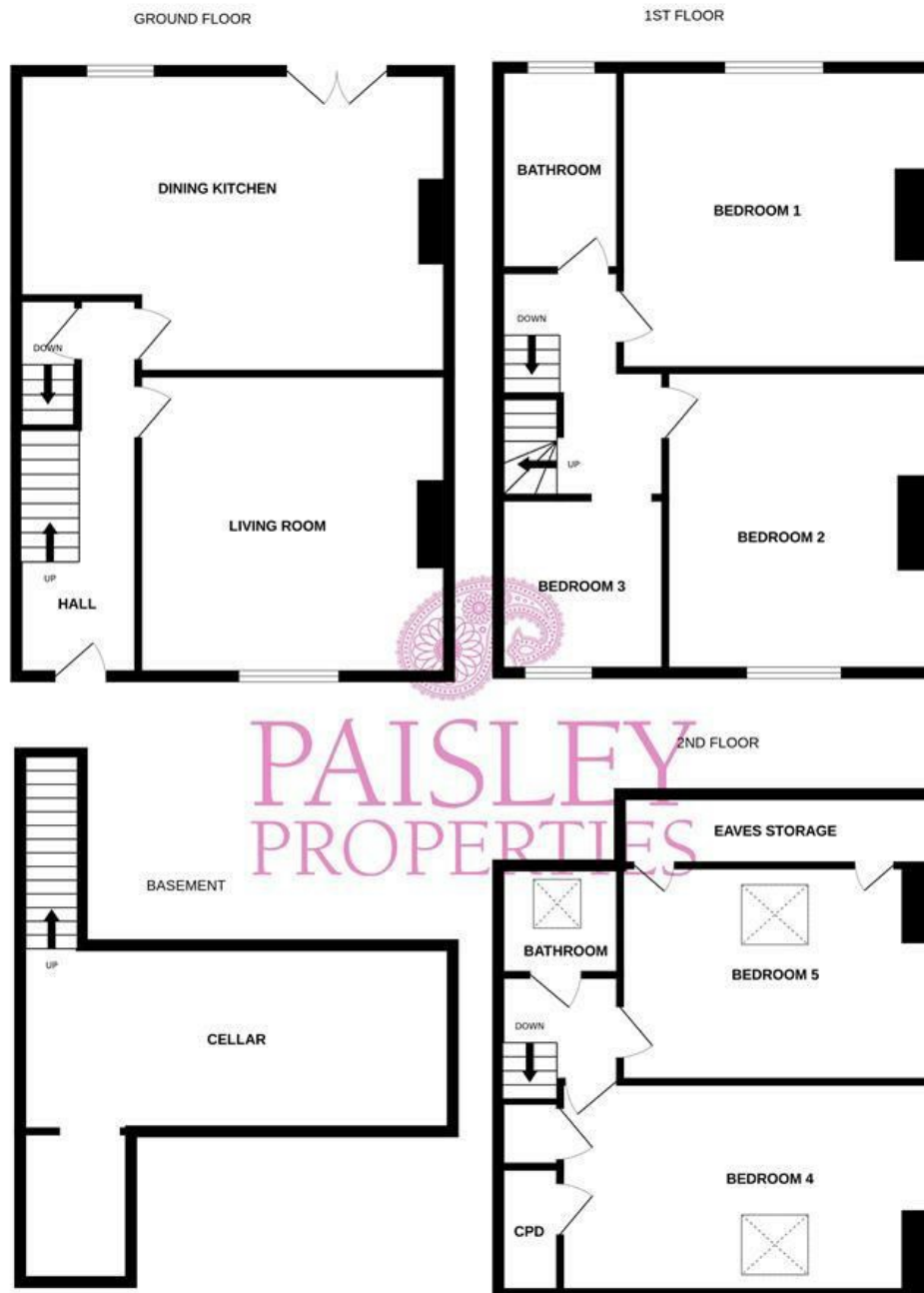
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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**

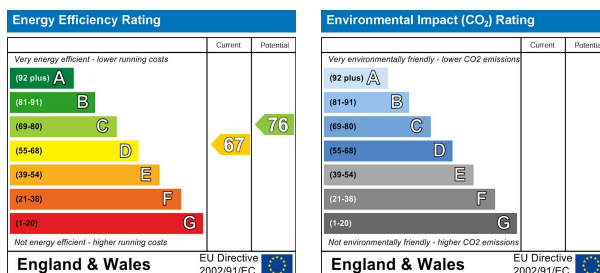
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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





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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[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

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

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PROPERTIES