

13 Town End,
Almondbury HD5 8NP

OFFERS AROUND
£190,000

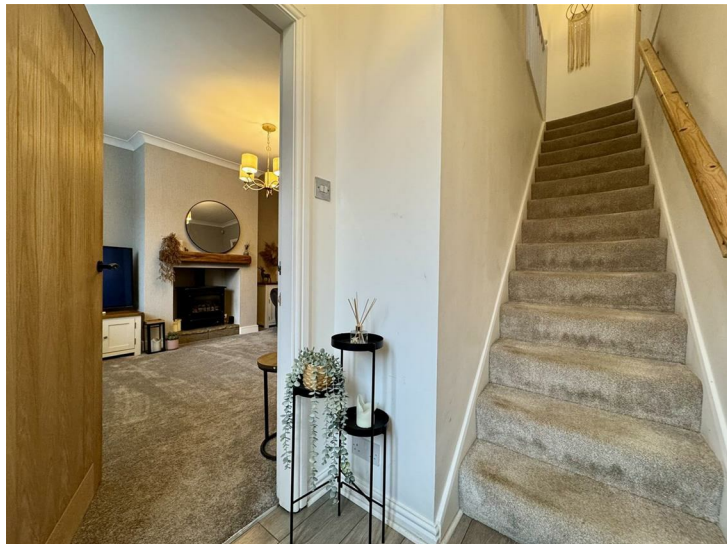


****NO CHAIN**** RECENTLY REFURBISHED INTERNALLY AND BEAUTIFULLY PRESENTED THROUGHOUT, THIS THREE BEDROOM MID TERRACE BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A WELL MAINTAINED GARDEN AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a composite door into this welcoming entrance hallway where there is plenty of space to remove outdoor clothing and laminate flooring runs underfoot. A door leads through to the living room and a staircase with a timber balustrade ascends to the first floor landing.

LIVING ROOM 13'9" max x 13'7" max



Beautifully presented in neutral tones, this spacious reception room has ample space for free standing living room furniture. The focal point of the room being the charming inset fireplace with a timber mantle and stone hearth housing a coal effect gas stove. A large window overlooks the driveway and doors lead through to the dining kitchen and back to the entrance hall.



DINING KITCHEN 12'7" max x 7'10" max



This recently fitted and stylish dining kitchen really is the heart of the home. The kitchen itself has a range of dove grey wall and base units, contrasting work surfaces with tile upstands and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with an extractor fan over and a wine cooler. There is space for a table, chairs and laminate flooring underfoot completes the room. A door opens to the utility space and a new composite stable door opens out to the rear garden.



UTILITY SPACE 12'1" max x 3'8" max

This handy utility space provides plumbing for a washing machine, space for a tumble dryer, fridge freezer, houses the boiler and is great for additional storage of household items.

FIRST FLOOR LANDING



Stairs ascend from the entrance hall to the first floor landing. Doors open to three bedrooms, a large storage cupboard and the family bathroom. A hatch gives access to the loft.

BEDROOM ONE 13'1" max x 8'6" max



Tastefully decorated, this spacious double bedroom has space for freestanding bedroom furniture, benefits from two sets of fitted wardrobes and a feature inset shelf. A front facing window provides views over the driveway and street scene beyond. A door leads to the first floor landing.

BEDROOM TWO 10'4" max x 8'7" max



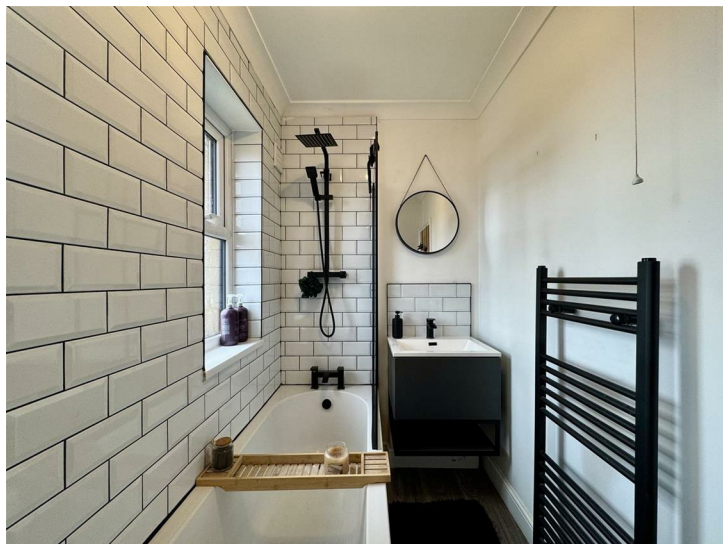
Positioned to the rear of the property with pleasant views over the rear garden is this neutrally decorated double bedroom with space for furniture and a door leads to the landing.

BEDROOM THREE 9'11" max x 7'8" max



Currently used as a dressing room, this bright single bedroom is located at the front of the property, has space for furniture and a useful bulk head storage cupboard with a hanging rail. A door opens to the landing.

BATHROOM 7'11" max x 4'8" max



This attractive bathroom has recently been fitted and is partially tiled in bevelled metro tile. Comprising of a three piece suite including a bath with a waterfall shower over and glass screen, low level W.C and a vanity hand wash basin with mixer tap. There are two rear facing obscure glazed windows allowing natural light to flood through, an anthracite towel radiator, laminate to the floor and a door leads to the landing.

REAR GARDEN



The garden can be accessed from the dining kitchen or a timber gate to the right of the property. This fence enclosed garden offers patios ideal for outdoor dining and entertaining, a well maintained lawn and ample space for an outbuilding if desired.

EXTERNAL FRONT AND PARKING



A timber gate opens to a path which leads to the front door and a gate which opens to a shared ginnel with access to the rear garden. To the front of the property there is a decorative garden area with raised flower beds and space for pots and planters.

The driveway provides parking for one vehicle.

***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 A

PROPERTY CONSTRUCTION:
Stone

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
A shared passage gives access to the rear garden.

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

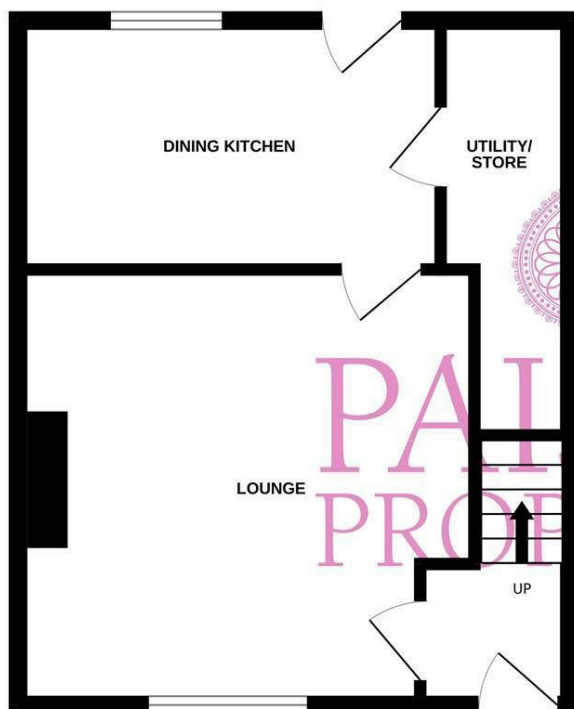
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

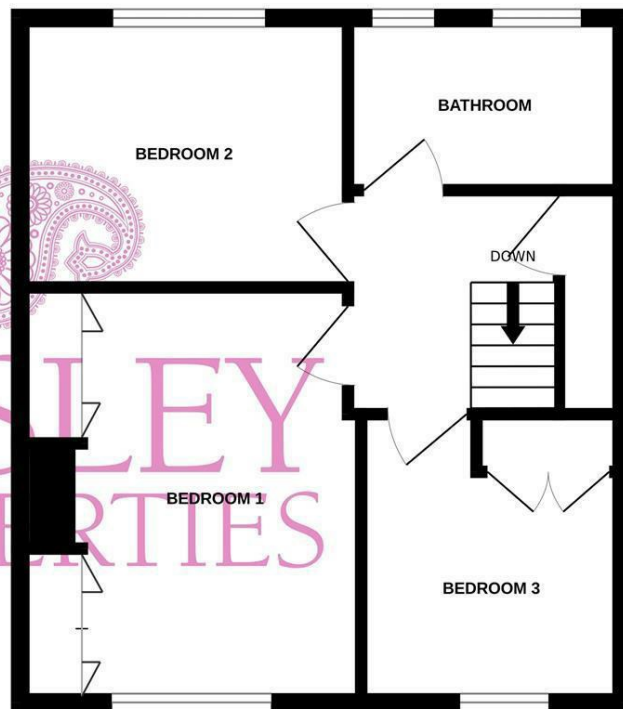
PAISLEY

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.

GROUND FLOOR



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	85

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

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PAISLEY
PROPERTIES