

34 Westgate,  
Huddersfield HD5 8XJ

OFFERS AROUND  
£250,000



THIS BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM GRADE TWO LISTED COTTAGE IS DECEPTIVELY SPACIOUS, BOASTS CHARACTER AND CHARM THROUGHOUT, LANDSCAPED GARDENS, A DOUBLE GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY  
PROPERTIES



## KITCHEN 17'1" max x 5'3" max



The kitchen has a range of timber wall and base units with a complimentary work surface, tile splash backs and a stainless steel sink with mixer tap over. Integrated appliances include a five ring gas hob with an extractor over, electric oven, microwave and a dishwasher. A pull down table provides a welcoming spot for informal meals, spotlights adorn the ceiling and tile flooring flows underfoot. Doors open to the utility room, inner hall and an external door opens to the garden.

#### UTILITY ROOM 6'6" max x 5'3" max



Accessed from the kitchen is the utility room which provides plumbing for a washing machine, space for a tumble dryer, fridge freezer and modern base units. A window allows light to flow through, there is a spotlight to the ceiling and tile flooring underfoot.

#### INNER HALL

Offering space to remove and store outdoor clothing, the inner hall has space for freestanding furniture if required and doors open to the living room, kitchen, dining room and ground floor W.C.



## LIVING ROOM 17'2" max x 12'3" max



Flooded with natural light through its two windows is this characterful living room boasting exposed beams and an inset stone fireplace with timber surround housing a gas fire. This spacious reception room has ample space for freestanding furniture, timber flooring underfoot and a staircase with a timber balustrade ascends to the first floor landing. A door opens to the inner hall.



## DINING ROOM 8'10" max x 6'11" max

Currently used as a formal dining room this versatile room could lend itself to a garden room or home office for those working remotely. There are exposed beams to the ceiling, a glazed door opens out to the garden and a door leads back through to the inner hall.



## GROUND FLOOR W.C 5'4" max x 4'11" max



Neatly tucked off the inner hall is the ground floor cloakroom which has a low level W.C with a vanity hand wash basin with mixer tap, obscure window and tile flooring underfoot.

## FIRST FLOOR LANDING



Stairs ascend from the living room to the charming first floor landing which has a high ceiling with characterful beams, space for freestanding furniture and doors open to three double bedrooms, the house bathroom and a storage cupboard ideal for towels and bed linen.



### **BEDROOM ONE 12'3" max x 11'1" max**



Located to the front of the property with a view of the street scene below is this nicely presented and good size double bedroom with exposed beams to the ceiling and benefitting from fitted wardrobes, overhead storage, drawers and a dressing table. Timber flooring flows underfoot and a door leads to the landing.

### **BEDROOM TWO 10'8" to fitted wardrobes x 9'0" max**



Currently used as an office/sitting room, this light and airy double bedroom has two windows offering pleasant views over the garden below. There is a bank of fitted wardrobes and space for freestanding furniture. There is timber flooring underfoot and a door leads to the landing.



**BEDROOM THREE 10'0" max x 8'2" max**



Neutrally decorated and positioned to the front of the property is another double bedroom which has a bank of fitted wardrobes and overhead storage. A door leads to the landing.

**BATHROOM 13'10" max x 8'0" max**



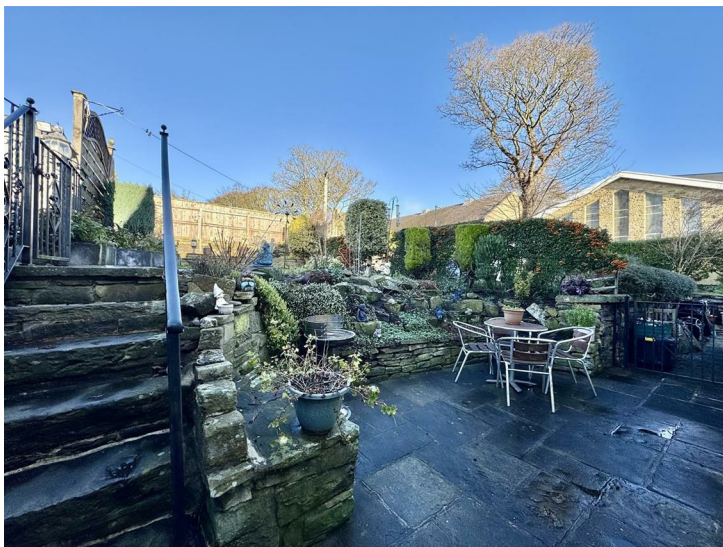
This excellent size and attractive four piece bathroom comprises of a step up shower cubicle with glass screen, bath, pedestal hand wash basin and a low level W.C. The room has two obscure windows, beams to the ceiling and tile underfoot. A door leads to the landing.



## GARDEN



This lovingly landscaped tiered rear garden has two patio areas ideal for entertaining outdoors, plenty space for garden furniture and a well maintained lawn. The area is surrounded by colourful flower bed borders with carefully selected shrubs and plants. Stone steps with wrought iron fencing and a gate opens to the driveway.







**DRIVEWAY AND GARAGE**



A driveway with parking for two vehicles and a raised border leads up the left side of the property to a double garage which has power, light and two up and over doors.



## **\*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 C

PROPERTY CONSTRUCTION:  
Stone and rendered

PARKING:  
Double Garage / Driveway

RIGHTS AND RESTRICTIONS:  
Grade 11 listed / In a conservation area

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. \*

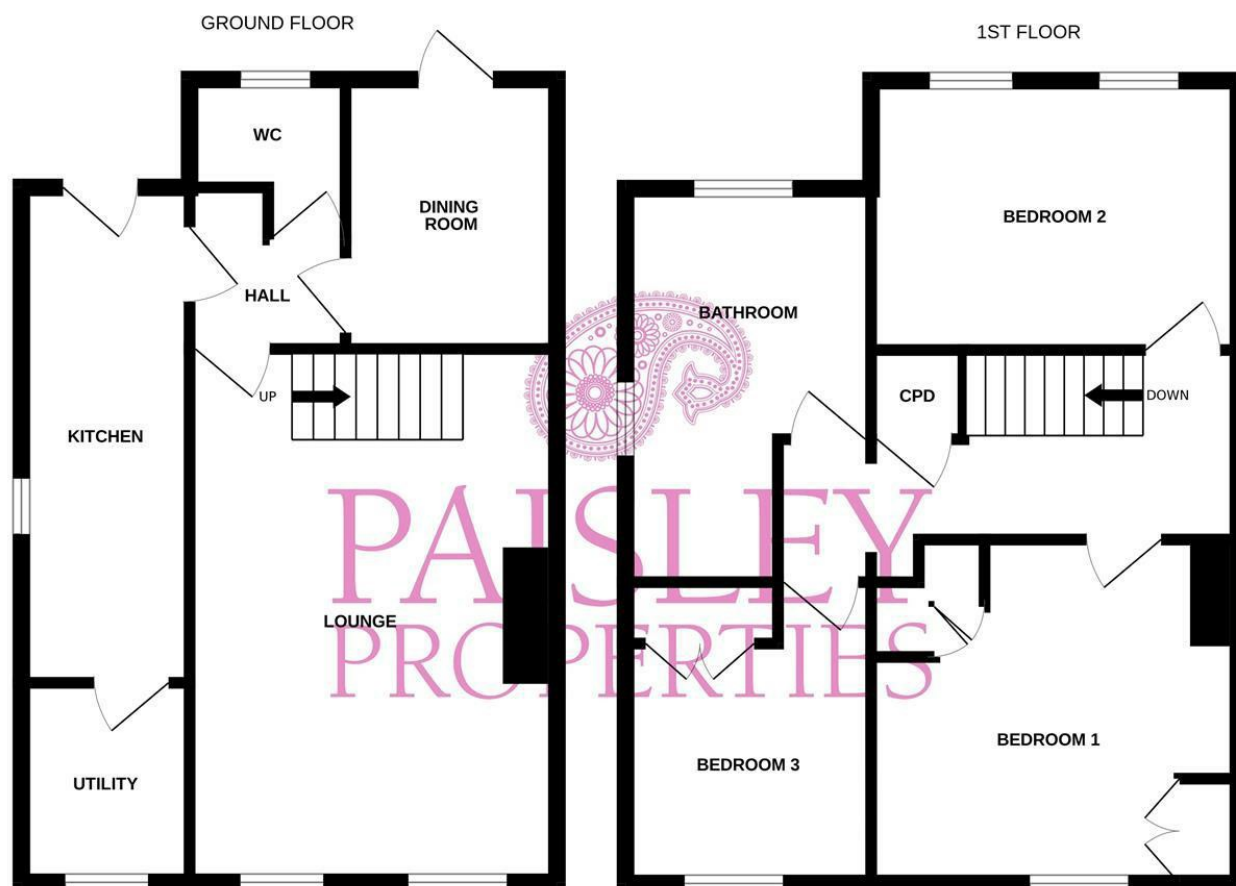
## **PAISLEY**

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.

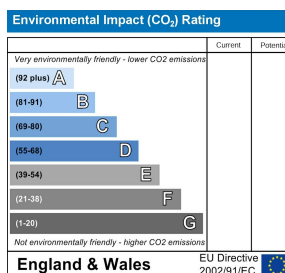
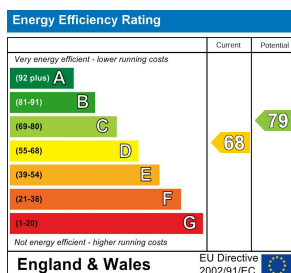
## **SURVEY TEXT**

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.





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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