

61 Senior Street,
Moldgreen HD5 8BW

OFFERS AROUND
£140,000



THIS CHARMING AND BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, LOW MAINTENANCE GARDENS AND A BLOCK PAVED DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE PORCH 4'3" max x 3'10" max

You enter the property through a upvc glazed door into a handy entrance porch which has space to remove and store outdoor clothing. A door opens to the living room.



LIVING ROOM 14'4" max x 13'2" max

This beautifully presented and generous size reception room has a large front facing window with a view out to the front patio. The focal point being the decorative fire sat within a tiled fireplace. There are two alcoves and a great amount of space to accommodate free standing living room furniture. A door leads through to the dining kitchen and a staircase with timber balustrade ascends to the first floor landing.





DINING KITCHEN 13'2" max x 8'5" max

Spanning the rear of the property, this attractive dining kitchen has a window with a view over the rear patio, cream gloss wall and base units, contrasting roll top work surfaces with tile splash backs and a composite sink and drainer with mixer tap over. There is an integrated electric oven, four ring gas hob with extractor fan over, plumbing for a washing machine, space for a fridge freeze room for a small dining table and chairs. Practical vinyl tile flooring completes the look. A door opens to an understairs storage cupboard for household items, an external door opens to the rear garden and a door leads back through to the living room.





FIRST FLOOR LANDING

Stairs ascend from the lounge to the first floor landing with a timber balustrade and doors lead through to the two bedrooms and house shower room. A loft hatch provides access into the loft space.

BEDROOM ONE 14'5" max x 11'10" max

Nicely presented and located to the front of the property is this extremely spacious double bedroom which has fitted wardrobes, ample space for additional freestanding furniture and a large window gives a view of the street scene below. A door leads through to the first floor landing.



BEDROOM TWO 9'10" max x 8'5" max

A bright and good size single bedroom located to the rear of the property having views over the garden below. The room has an integrated floor to ceiling storage cupboard, space for furniture and a door leads through to the first floor landing.



SHOWER ROOM 5'4" max x 5'2" max

This modern shower room is fitted with a three-piece white suite including a corner shower with glass screen, pedestal hand wash basin with a mixer tap and a low level W.C. The room is fully tiled, has contrasting laminate flooring underfoot, a rear obscure window which allows light to flow through and a door leads through to the first floor landing.



REAR GARDEN AND PARKING

To the rear of the property is an enclosed decorative shale patio garden ideal for outdoor entertaining and barbecues. A path leads through to a block paved driveway with parking for one vehicle.



EXTERNAL FRONT

The property benefits from a low maintenance patio garden with low stone wall and ideal to sit out or for pots/planters.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Stone

PARKING:
Driveway / 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.

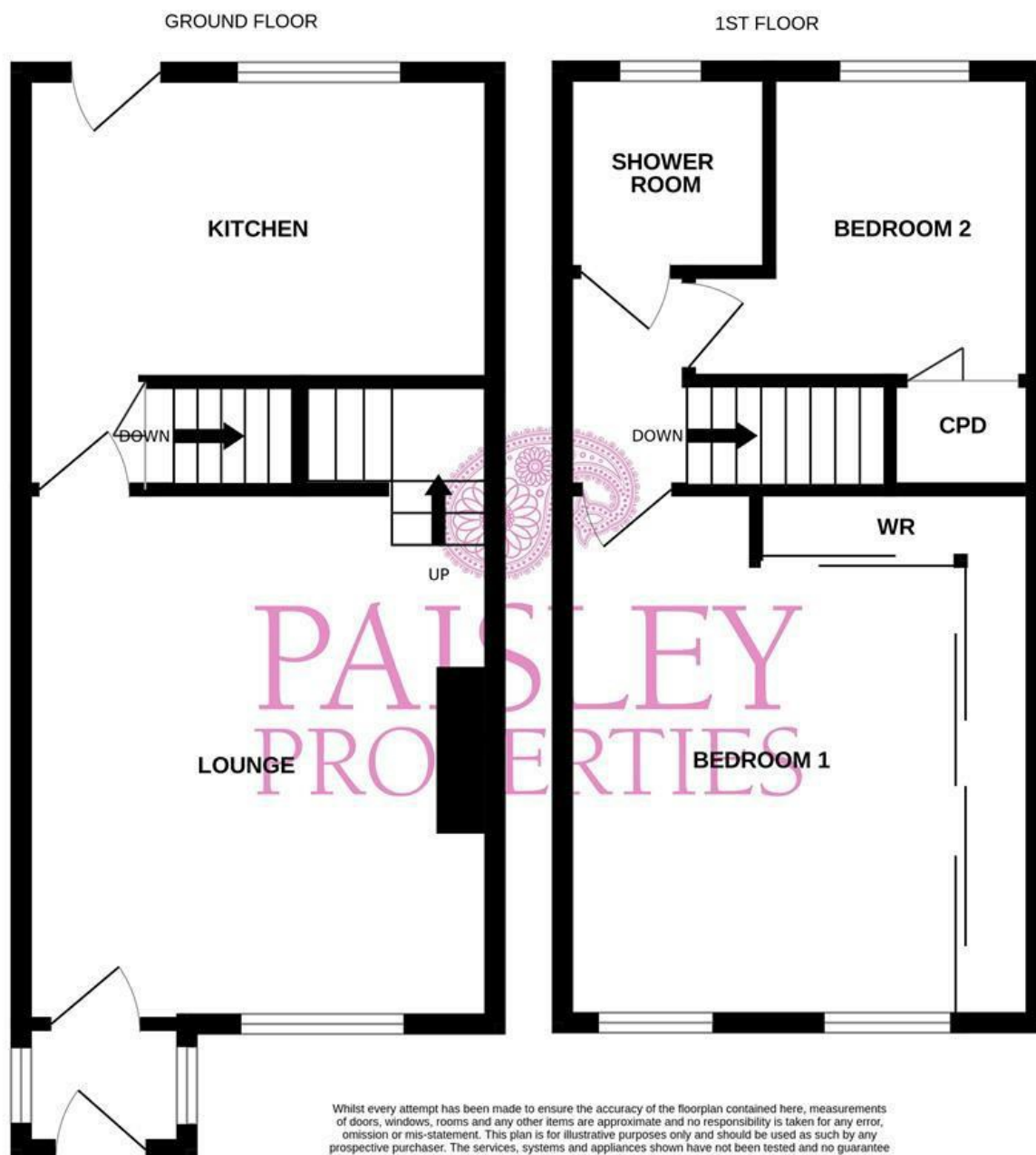
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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