

12 Hallows Court,  
Almondbury HD5 8HQ

OFFERS AROUND  
£200,000



THIS BEAUTIFULLY PRESENTED TWO BEDROOM TERRACED PROPERTY BOASTS SPACIOUS AND MODERN LIVING ACCOMMODATION THROUGHOUT, A HOME OFFICE, LOW MAINTENANCE GARDENS AND AN ALLOCATED PARKING SPACE.

LEASEHOLD - 900 YEARS- EXPIRES 2795 - CHARGES £0 / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY  
PROPERTIES



## DINING KITCHEN 14'8" max x 9'1" max



You enter the property through double timber and glazed doors into this modern and well designed kitchen which is fitted with a range of pale grey gloss wall and base units with complementary work surfaces and bevelled metro tile tiled splashbacks. Integrated appliances include an electric oven with a four ring induction hob, extractor over and a fridge freezer. There is plumbing for a washing machine, a breakfast bar separates the space and offers informal dining. To the side of the kitchen is space for a small dining table and chairs if required. Laminate flooring flows underfoot, spotlights adorn the ceiling, a large window provides plenty of natural light and offers a view of the pretty courtyard outside.



## **LIVING ROOM 14'7" max x 13'8" max**



A spacious and inviting living room enjoying neutral décor and featuring attractive half panelled walls, soft lighting and a decorative fireplace with marble hearth housing a coal effect gas fire. There is ample space for freestanding furniture and a window with a quaint window seat allows natural light to flow through the room. An understairs storage cupboard provides storage for household items, a staircase with a timber balustrade ascends to the first floor landing and an external door provides convenient access to the rear garden.

## **FIRST FLOOR LANDING**

A staircase ascends from the living room to the first floor landing and doors lead through to two double bedrooms, a home office/nursery and the house bathroom. A hatch gives access to the loft.

## **BEDROOM ONE 14'7" max x 8'9" max**



Located to the front of the property and neutrally decorated, this good size double bedroom has space for furniture and benefits from bulk head storage with a hanging rail and inset shelving. Feature windows and a Velux flood the room with light and a door leads to the landing.



## **BEDROOM TWO 9'9" max x 8'8" max**



Another double bedroom also decorated in neutral tones and having plenty of space for furniture. This room has a window and a Velux window which allows natural light into the space. A door leads to the landing.

## **HOME OFFICE 8'6" max x 5'8" max**



This bright room would be ideal as a home office or nursery space if required. There is a window, a Velux window and a door leads to the landing.



### **BATHROOM 8'7" max x 5'6" max**



This stylish house bathroom is fitted with a three piece white suite including a bath with shower over, a vanity hand wash basin with mixer tap over and low flush W.C. The room is partially tiled with attractive vinyl tile underfoot and spot lights to the ceiling. A door leads to the landing.

### **REAR GARDEN**



To the rear of the property there is a fence enclosed paved garden which offers space for outdoor dining, space for garden furniture and for a timber outbuilding.



## EXTERNAL FRONT AND PARKING



To the front of the property is a low maintenance pebbled garden offering space to sit out and for colourful pots/planters.

There is an allocated parking space in the car park.

## **\*MATERIAL INFORMATION**

### TENURE:

Leasehold

### LEASEHOLD:

Length of lease - 900

Start date - 25/03/1895

Years remaining - 769

### ADDITIONAL COSTS:

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

Ground rent - £0 per annum

### COUNCIL AND COUNCIL TAX BAND:

Kirklees Band C

### PROPERTY CONSTRUCTION:

Stone

### PARKING:

Allocated 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 planning applications on surrounding properties or land which can be viewed on the local government planning portals.

\*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**

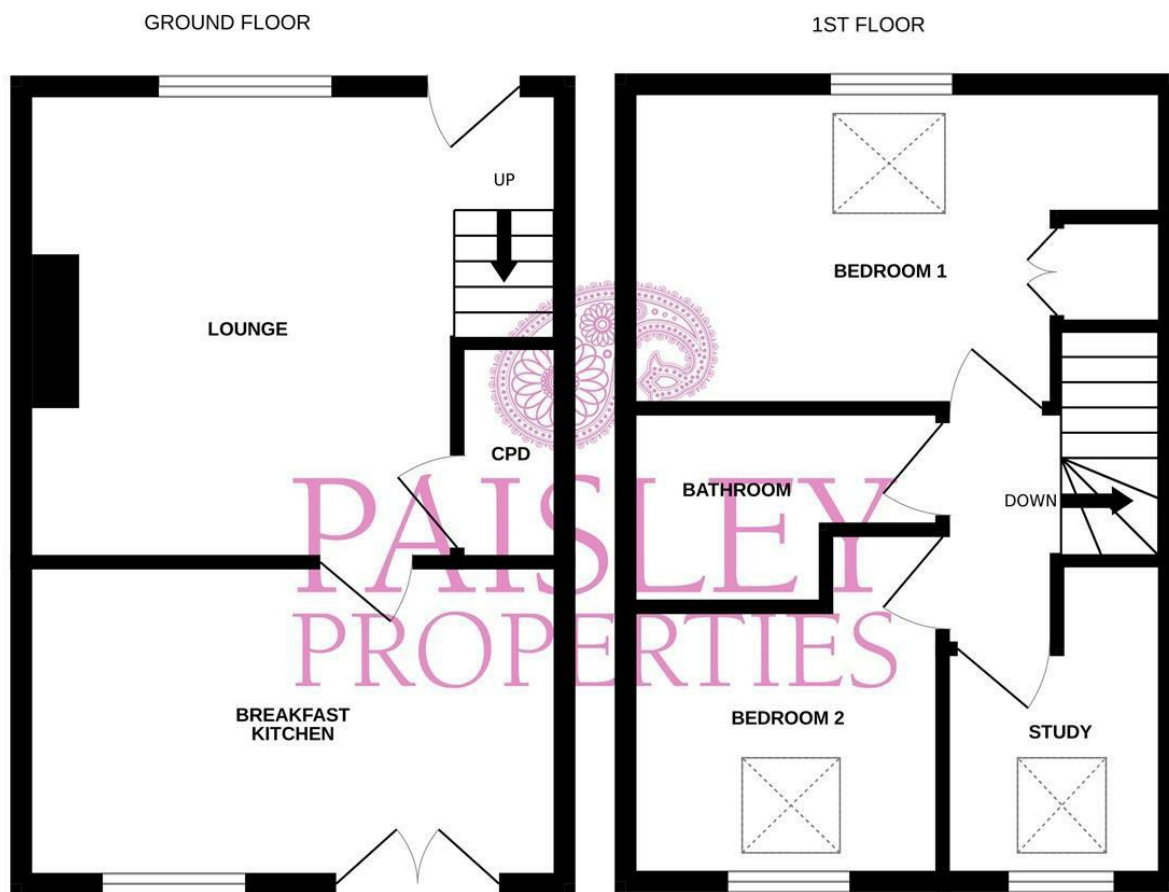
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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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| 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 | 84        |

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

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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