

62 Almondbury Bank,  
Moldgreen HD5 8HF

OFFERS AROUND  
£135,000



TUCKED AWAY FROM THE ROADSIDE, THIS CHARMING THREE BEDROOM END TERRACE PROPERTY BOAST DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A LARGE GARDEN WITH FURTHER POTENTIAL AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY  
PROPERTIES

## DINING KITCHEN 17'7" max x 14'10" max



You enter the property through a Upvc door into this attractive dining kitchen which really is the heart of the home and comprises of a range of white gloss wall and base units with complementary work surfaces, matching upstands and a stainless steel sink with a mixer tap over. There are integrated appliances including a electric oven and a four ring gas hob with extractor over. There is space for a freestanding fridge freezer and plumbing for a washing machine. An island offers storage and space for informal dining. To the side of the dining kitchen is space for a table, chairs and further furniture if desired. Laminate flooring flows underfoot and a window overlooks the front of the property. An opening leads to the cellar head, a door opens to the lounge and stairs ascend to the first floor landing.





### **CELLAR**

Accessed through bifold doors, stone steps descend to the cellar which provides storage for extra household items.

### **LIVING ROOM 13'7" max x 10'7" max**



This light and airy living room has a window overlooking the garden below and has ample space for freestanding furniture. Laminate flooring flows underfoot and a door leads through to the dining kitchen.

### **FIRST FLOOR LANDING**

A staircase ascends from the dining kitchen to the first floor split landing. Doors open to three bedrooms, the shower room and a hatch gives access to the loft.

### **BEDROOM ONE 14'9" max x 11'7" max**



Flooded with natural light through its dual aspect windows, this neutrally decorated double bedroom has ample space for bedroom furniture. Laminate flooring flows underfoot and a door opens to the landing.

### **BEDROOM TWO 10'6" max x 7'9" max**



Another nicely presented double bedroom with space for furniture. A window gives rooftop views and a door opens to the landing.

### **BEDROOM THREE 10'4" max x 8'0" max**



A bright single bedroom which benefits from a bulk head storage cupboard, space for furniture and a window. A door opens to the landing.

### **SHOWER ROOM 7'3" apx x 5'4" apx**



This modern shower room comprises of a three piece white suite including a double walk in shower with a sliding glass screen, a pedestal hand wash basin, low level W.C and a chrome towel radiator. There is complementary vinyl flooring underfoot, an obscure window and a door opens to the landing.

## GARDENS



Shared access stone steps descend from the roadside to a paved area in front of the property ideal for pots and planters. A large lawned garden sits to the side of the property with ample space to dine out and with plenty room for garden furniture. There is potential to erect a fence to allow for more privacy.

The property has on street parking.



## **\*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 B

PROPERTY CONSTRUCTION:  
Stone

PARKING:  
On Street Parking

RIGHTS AND RESTRICTIONS:  
Neighbours have a right of access over the property's land.

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have not been any structural alterations to the property /  
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**

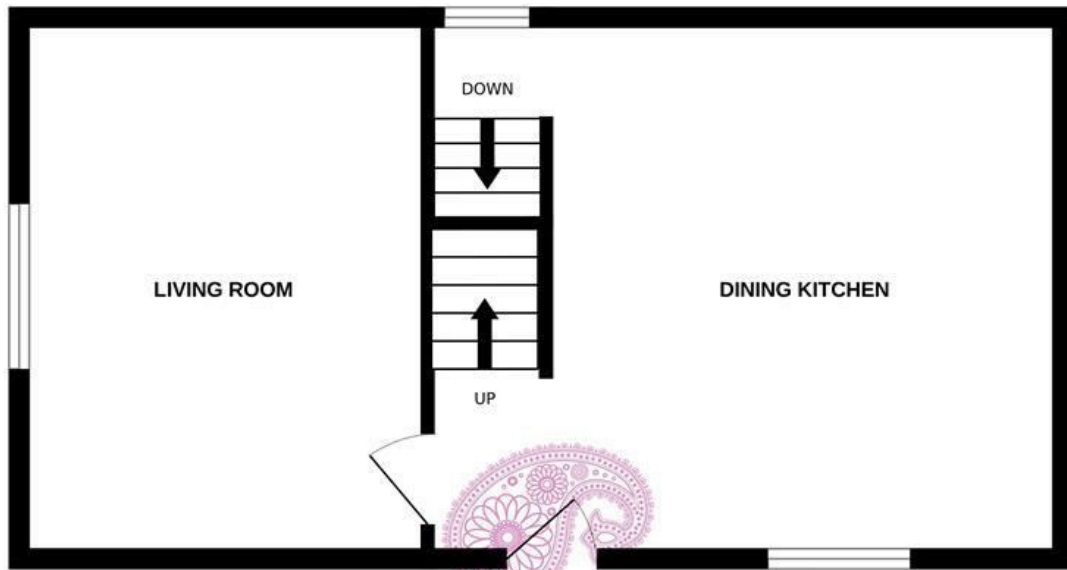
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

## 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  |  |                                                                                                             |                                     |
| <div><div></div><div>(92 plus) A</div></div> |  |                                                                                                             | <div><div></div><div>87</div></div> |
| <div><div></div><div>(81-91) B</div></div>   |  |                                                                                                             |                                     |
| <div><div></div><div>(69-80) C</div></div>   |  |                                                                                                             |                                     |
| <div><div></div><div>(55-68) D</div></div>   |  | <div><div></div><div>65</div></div>                                                                         |                                     |
| <div><div></div><div>(39-54) E</div></div>   |  |                                                                                                             |                                     |
| <div><div></div><div>(21-30) F</div></div>   |  |                                                                                                             |                                     |
| <div><div></div><div>(1-20) G</div></div>    |  |                                                                                                             |                                     |
| Not energy efficient - higher running costs  |  |                                                                                                             |                                     |
| England & Wales                              |  | EU Directive 2002/91/EC  |                                     |

| 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)

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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