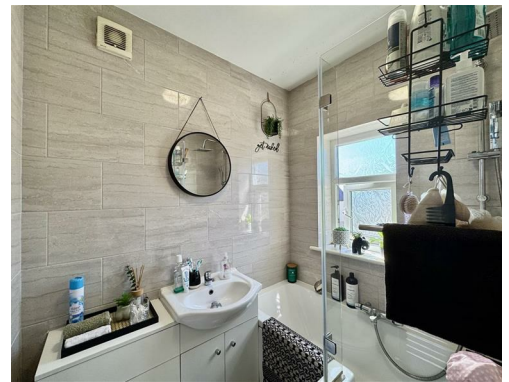


5 Rawthorpe Crescent,  
Rawthorpe HD5 9NZ

OFFERS AROUND  
£140,000



POSITIONED ON A TREE LINED STREET, THIS THREE BEDROOM END TERRACE PROPERTY BOASTS SPACIOUS LIVING ACCOMMODATION, GENEROUS SIZE GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY  
PROPERTIES

### **CONSERVATORY 13'0" apx x 5'5" apx**



You enter the property through a upvc door into this handy side conservatory which has space to remove outdoor clothing. Currently used as a dining area, this space could be used as a home office, playroom or hobby room if desired. A door leads through to the hallway.

### **ENTRANCE HALL**

Accessed through the conservatory, stairs ascend to the first floor landing and a door opens to the living room.

### **LIVING ROOM 12'10" max x 11'8" max**



This neutrally decorated living room has ample space for freestanding furniture and a large window which floods the room with natural light, giving a view over the front garden and street scene beyond. A door opens to the kitchen.

## KITCHEN 14'11" max x 7'2" max



Spanning the rear of the property, this modern kitchen has dual aspect windows and is fitted with a range of white wall and base units, contrasting work surfaces with metro tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with an extractor fan above and there is space for an undercounter fridge. To the far side of the kitchen is plumbing for a washing machine and space for a tumble dryer. Vinyl flooring flows underfoot, spotlights adorn the ceiling and a window looks out over the rear garden. A useful understairs cupboard provides storage and room for a freestanding fridge freezer if required. An external door provides access to the garden and a door leads back through to the living room.

## FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has a side obscure window and doors open to three bedrooms and the bathroom.

## BEDROOM ONE 10'8" max x 8'2" max



Positioned at the front of the property, this well presented and generous size double bedroom has a view over the street scene below and space for bedroom furniture. A door leads to the landing.

## **BEDROOM TWO 9'5" max x 8'8" max**



Another good size double bedroom with space for freestanding bedroom furniture and has an outlook over the properties rear garden. A door leads to the landing.

## **BEDROOM THREE 7'4" max x 6'5" max**



A single bedroom which could also lend itself as a home office if required. There is room for freestanding furniture and a side window. A door leads to the landing.

### **BATHROOM 5'10" max x 5'5" max**



This attractive bathroom comprises of a white three piece suite including a bath with waterfall shower over and a glass screen, vanity hand basin with mixer tap and a low flush W.C. The room is fully tiled, has an chrome towel radiator and complementary vinyl tile flooring underfoot. There is an obscure glazed window and a door leads to the landing.

### **REAR GARDEN**



Great for entertaining and family gatherings, this impressive sized garden can be accessed through from the side of the property and out through the kitchen. The garden offers a range of spaces to enjoy which includes a patio area and a large lawn. There is a hard standing for a timber outbuilding if desired.

## EXTERNAL FRONT



Accessed through a timber gate, a good size fence enclosed paved garden allows space to sit out and for decorative pots/planters.

## **\*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:  
Standard brick and block

PARKING:  
On Street Parking

RIGHTS AND RESTRICTIONS  
Neighbour has 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.

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.

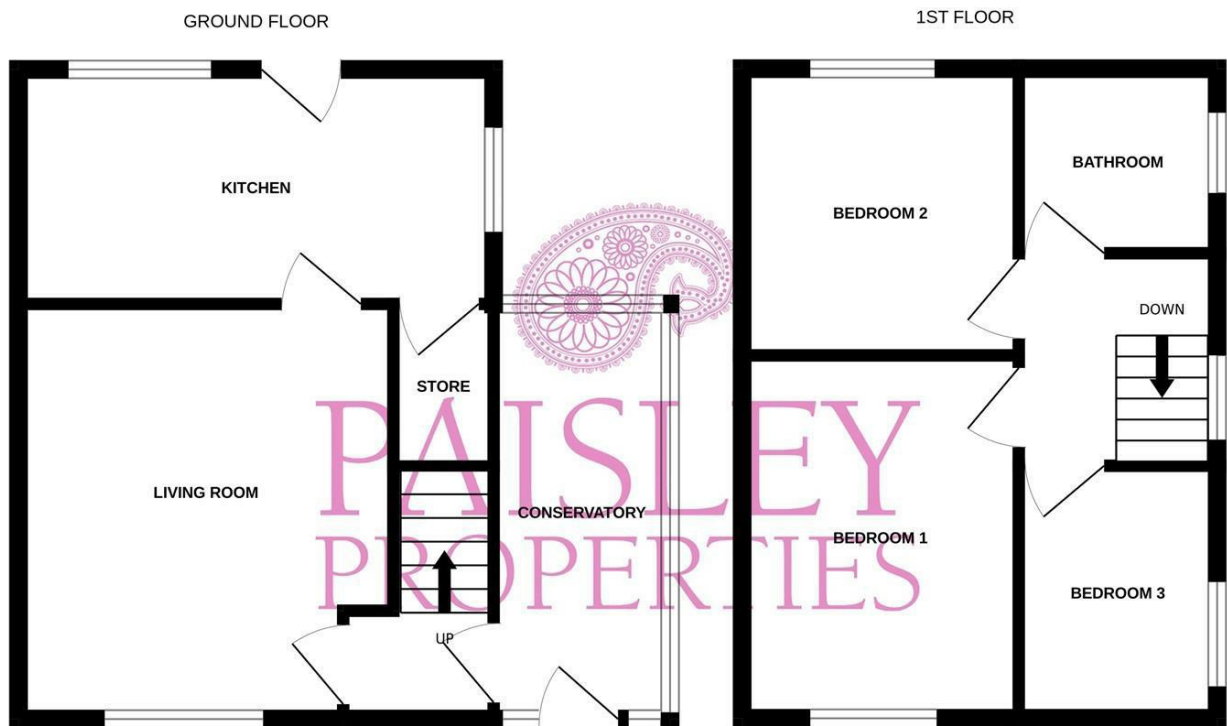
## **MORTGAGES**

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.

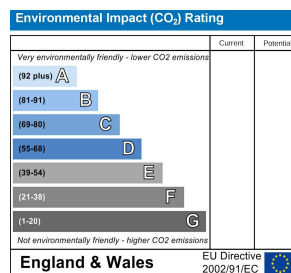
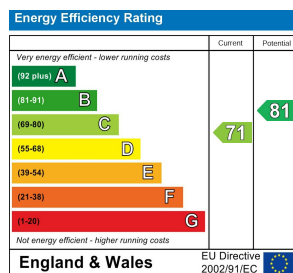
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY 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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**PAISLEY**  
PROPERTIES