153 Longley, Huddersfield HD5 8LB

OFFERS AROUND £150,000















TUCKED AWAY, THIS ATTRACTIVE STONE BUILT TWO BEDROOM GRADE II LISTED COTTAGE BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A GOOD SIZE GARDEN BACKING ONTO WOODLAND AND A DRIVEWAY FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING - EXEMPT

PAISLEY PROPERTIES

ENTRANCE HALLWAY





You enter the property through a timber door into this welcoming entrance hallway. There is space to remove outdoor clothing, practical laminate flooring underfoot and a door opens to the living room. A staircase with a timber balustrade ascends to the first floor landing.

LIVING ROOM 17'1" max x 14'10" max





This generous size reception room has ample space for living room furniture and a gas fire with a tile surround offers a lovely focal point to the room. Charming mullion windows look out over the front driveway, an understairs storage cupboard offers space for household items and doors open to the kitchen and back through to the entrance hallway.

KITCHEN 11'9" max x 8'5" max




Positioned to the rear of the property is the kitchen which comprises of a range of wall and base units, complementary worktops, tile upstands and a stainless steel sink and drainer. Integrated appliances include an electric oven with grill and a four ring gas hob. A brand new wall mounted boiler, space for a fridge freezer, tumble dryer and plumbing for a washing machine. Windows offer pleasant garden views, a door leads through to the living room and an external door opens to the garden.

FIRST FLOOR LANDING

A staircase with a timber balustrade ascends to the first floor landing and doors open to the two bedrooms and the shower room.

BEDROOM ONE 12'2" max x 10'9" max




Positioned at the front of the property, this spacious double bedroom has a view over the pleasant street scene below through its mullion windows and space for bedroom furniture. A door leads to the landing.

BEDROOM TWO 12'2" max x 5'4" max



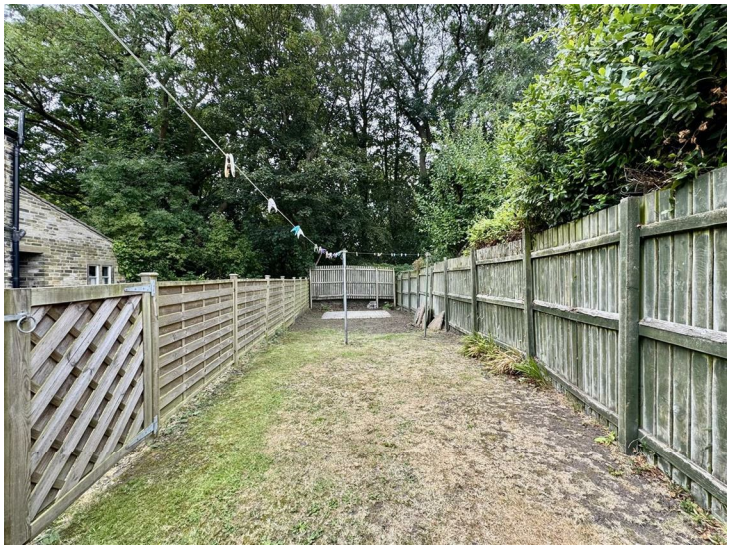

A well proportioned single bedroom which could also lend itself as a home office if required. There is room for freestanding furniture and a window overlooks gardens and over to Longley Woods. A door leads to the landing.

SHOWER ROOM 7'10" max x 6'1" max




The shower room comprises of a walk in shower with wall mounted seat, a vanity hand was basin, low level W.C and a storage cupboard ideal for towels, toiletries and bed linen. Obscure mullion windows allow light to flow through the space and vinyl flooring flows underfoot. A door leads to the entrance hallway.

REAR GARDEN

Externally, the property continues to impress with a substantial, fence-enclosed rear lawn garden with a hard standing ideal for a timber outbuilding and offering a safe and private space for children, pets and outdoor entertaining, all whilst enjoying the leafy outlook over Longley Woods.




EXTERNAL FRONT AND PARKING





To the front, a generous driveway provides convenient off-road parking for two vehicles, adding to the practicality of this delightful home.

***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:
Stone

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
Grade 11 listed / Right of access for tradespeople

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
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.

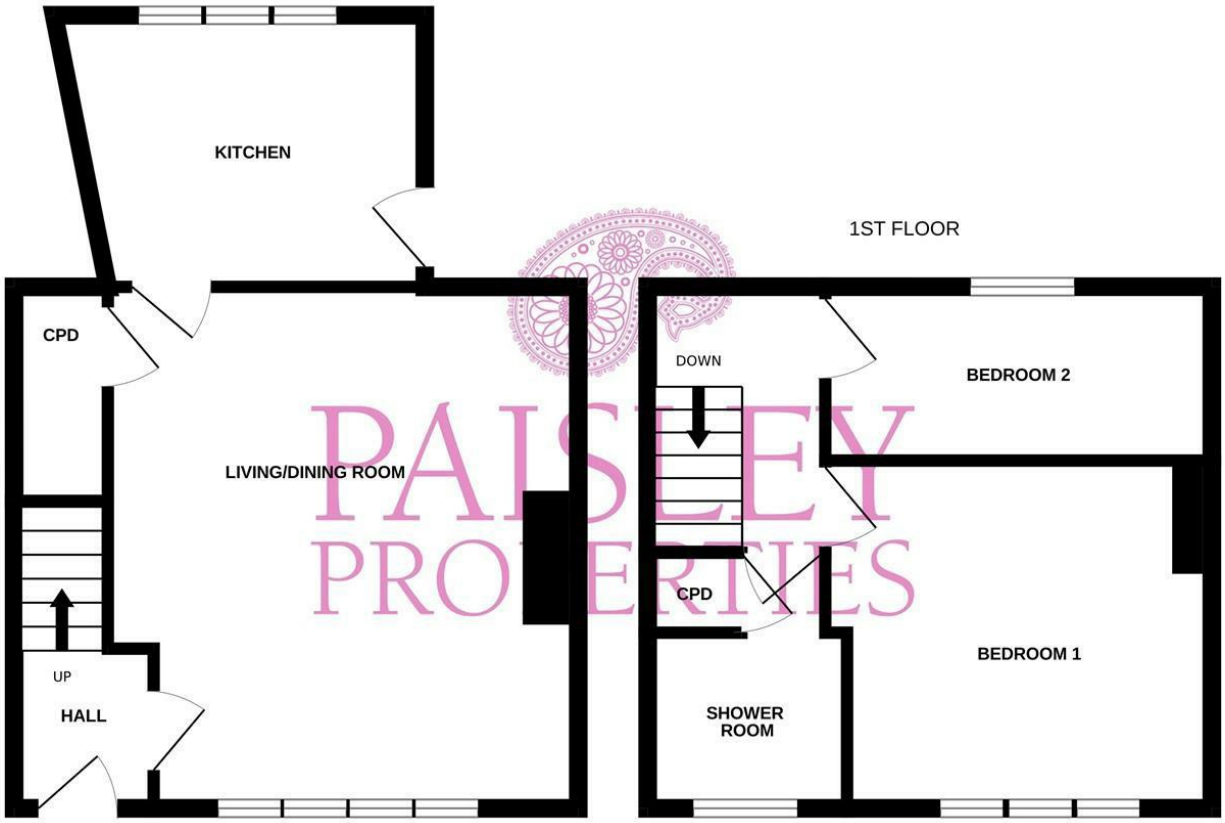
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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.

GROUND FLOOR



1ST FLOOR

PAISLEY PROPERTIES

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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