

487 Leeds Road,
Huddersfield HD2 1XT

OFFERS AROUND
£120,000



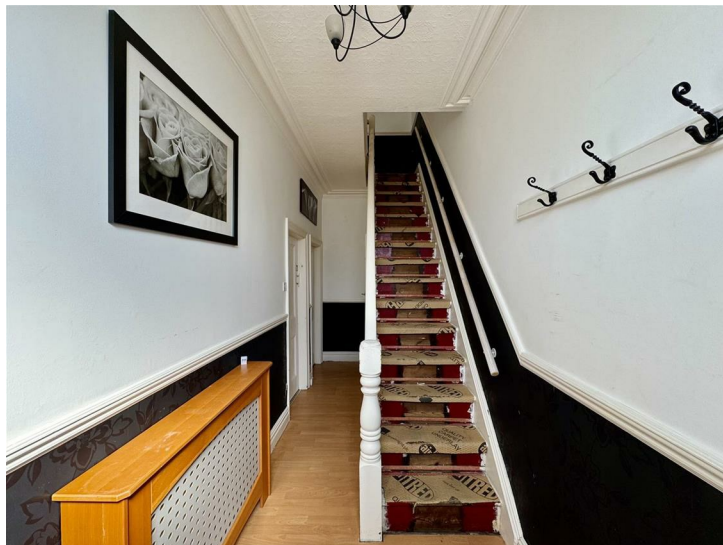
****NO CHAIN** THIS SURPRISINGLY SPACIOUS THREE BEDROOM MID TERRACE PROPERTY IS IN NEED OF SOME MODERNISATION AND BOASTS GENEROUS LIVING ACCOMMODATION, CELLAR, GARDEN AND OFF ROAD PARKING.**

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door into this welcoming entrance hallway. This space has lovely high ceilings, ample room for the storing of shoes and coats, laminate flooring underfoot, doorways lead through to the lounge, dining kitchen, cellar head and stairs ascend to the first floor landing.



LOUNGE 13'2" max x 11'3" apx

This light and airy lounge has high ceilings and has a coal effect gas fire housed in a tiled fireplace. There is ample space to accommodate free standing furniture, alcoves to either side of the chimney breast and a large window floods the space with natural light and gives a view of the front garden. There is laminate flooring underfoot and a door leads through to the entrance hallway.



DINING KITCHEN 16'11" max x 13'8" max

Spanning the rear of the property is this generous size dining kitchen which has ample space for a dining table, chairs and freestanding furniture if required. The kitchen itself is fitted with timber wall and base units, contrasting black roll top work surfaces, a stainless steel sink with mixer tap over and tiled splashbacks. Integrated appliances include an electric oven, five ring gas hob with extractor above, washing machine and a slimline dishwasher. There is space for a freestanding fridge freezer. Laminate flooring flows underfoot, wall mounted gas fire, two windows allow light to flow through the space, a door leads back through to the entrance hallway and an external door opens to the rear driveway



CELLAR 26'10" max x 6'11" max

Accessed from the entrance hallway, the cellar head providing storage for easy to reach household items, another door opens and stone steps descend to the good size cellar.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has timber balustrades, loft hatch and doors lead through to three bedrooms and the house shower room.



BEDROOM ONE 13'5" apx x 11'1" max

Located to the rear of the property is this spacious and well presented double bedroom which has ample space for bedroom furniture, laminate flooring underfoot and a door leads to the landing.



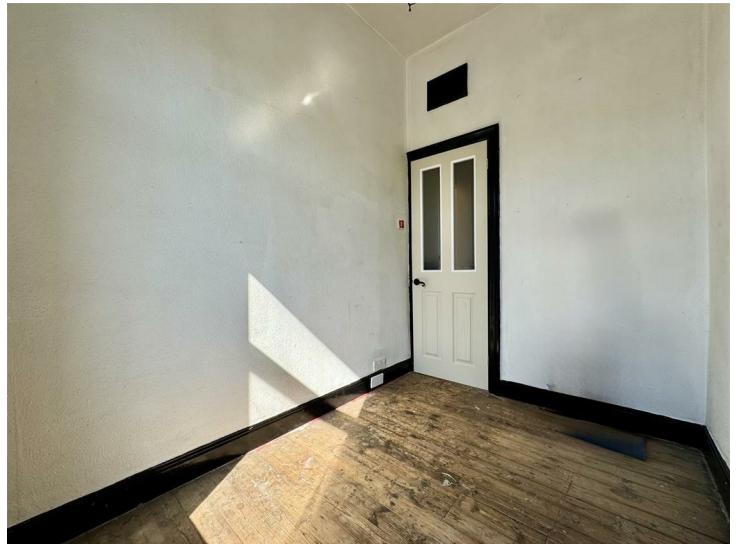
BEDROOM TWO 13'6" apx x 10'7" max

Another good size double positioned to the front of the property again with ample space for freestanding bedroom furniture and a door leads to the landing.



BEDROOM THREE 8'7" apx x 6'2" apx

A bright single bedroom located at the front of the property with space for bedroom furniture or an ideal space for a home office.



SHOWER ROOM 8'1" apx x 5'4" apx

This attractive shower room comprises of a three piece suite including a walk in shower with glass screen, pedestal hand wash basin and a low level W.C. The room is fully tiled and has vinyl underfoot. The room has an obscure glazed rear facing window, a chrome towel radiator and a door which leads to the landing.



REAR DRIVEWAY

To the rear of the property and accessed by a back lane through double wrought iron gates is a driveway with a car port shelter over, to the side is a raised timber planter. A door opens to the dining kitchen.



EXTERNAL FRONT

To the front of the property is a low maintenance garden area with mature shrubs and hedges, low stone wall and ideal for sitting out and for pots/planters.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

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:
We have been made aware there has been water ingress into the cellar during periods of extreme weather.

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.

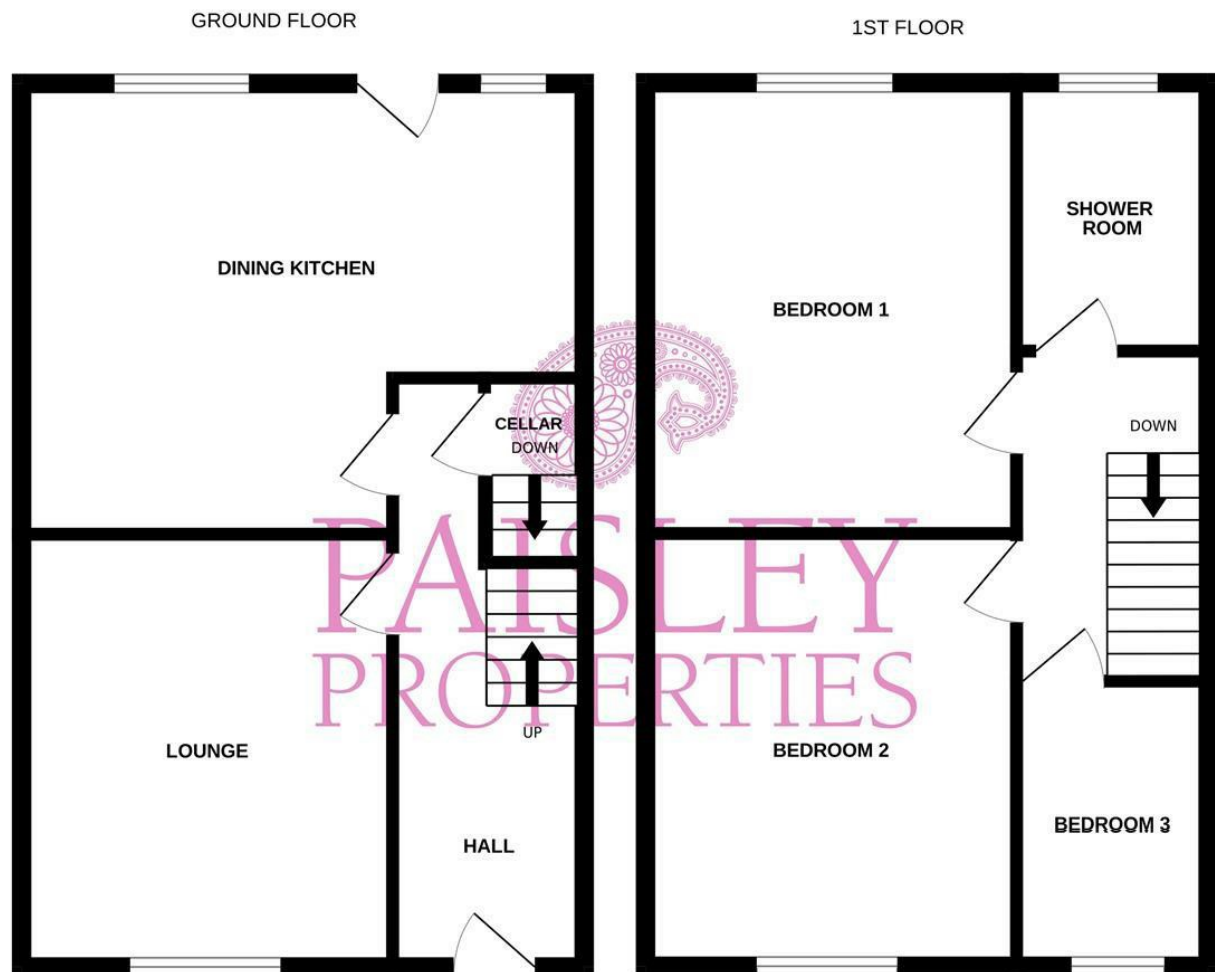
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

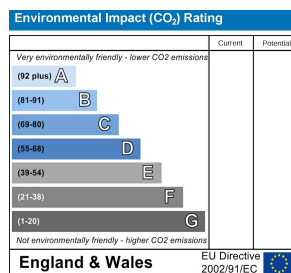
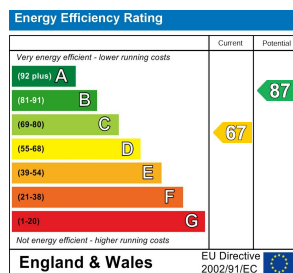
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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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