81 Westgate,
Almondbury HD5 8XQ

OFFERS AROUND
£135,000

NO CHAIN THIS WELL PRESENTED TWO BEDROOM MID TERRACE COTTAGE BOASTS CHARACTER AND CHARM THROUGHOUT, AN ENCLOSED PAVED GARDEN AND ON STREET PARKING.

LEASEHOLD 999 YEARS - EXPIRES 2947 - 50P PER ANNUM / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a partially glazed timber door in to a welcoming entrance hallway with space to hang coats and shoes, a door leads through to the living kitchen and stairs ascend to the first floor landing.

OPEN PLAN LIVING KITCHEN 16′7″ x 13′5″

This fabulous living space really is the heart of the home and enjoys characterful features such as exposed timber beams, chimney breast and a large wood burner with exposed stone hearth which creates a lovely focal point. The kitchen is located to the rear of the room which is fitted with modern cream gloss wall and base units, contrasting black granite worktops that continue on to the breakfast bar, sink with drainer and mixer tap over, integral electric cooker, four ring gas hob and plumbing for a washing machine. The room has an abundance of space for free standing furniture, windows to the front and rear. A timber door takes you to the rear garden and a door leads through to the landing.

FIRST FLOOR LANDING
Stairs ascend from the entrance hallway to the first floor landing where there is loft access via a hatch and doors to two bedrooms and the bathroom.

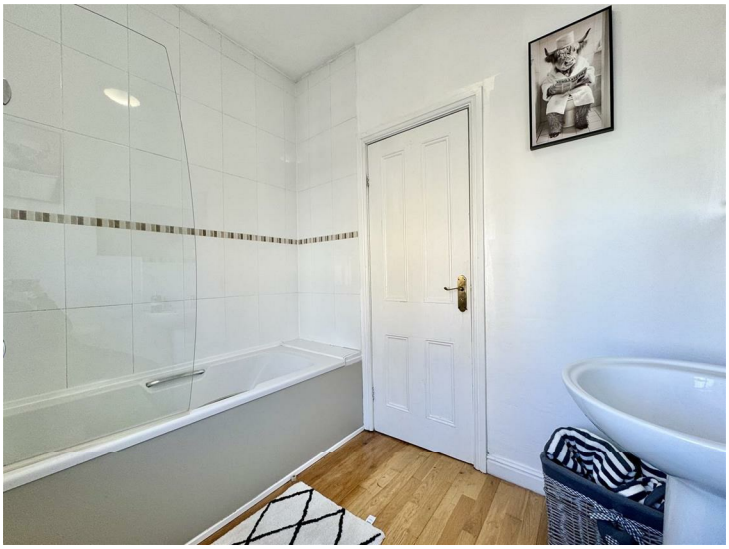
BEDROOM ONE 9′1″ x 8′4″

Located to the front of the property is this good sized double bedroom with space for free standing furniture, a front elevation window, neutral tones to the walls and a door leads through the landing.

BEDROOM TWO 7′0″ x 10′10″

Positioned to the rear of the property with views to the garden through the rear aspect window is this versatile second bedroom which could alternatively make a handy home office, There is space for free standing furniture, neutral decor and a door leads through to the landing.

BATHROOM 6'2" x 7'8"



This light and airy bathroom is fitted with a white three piece suite including bath with over head shower, low level W.C with push flush and pedestal hand wash basin. There are white decorative tiles to the walls, an obscured front facing window, wood laminate to the floor and a door leads through to the landing.

REAR GARDEN

The property benefits from a low maintenance enclosed rear garden with a lovely patio adjoining the property, there is plenty of space for garden furniture, pots and plants.

EXTERNAL FRONT

To the front of the property is space for decorative pots/planters.

***MATERIAL INFORMATION**
TENURE: Leasehold

LEASEHOLD:
Length of lease - 999 Years
Start date - 01/05/1948
Years remaining - 921

ADDITIONAL COSTS:
Ground rent - 50p per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Stone

PARKING:
On Street 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 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.

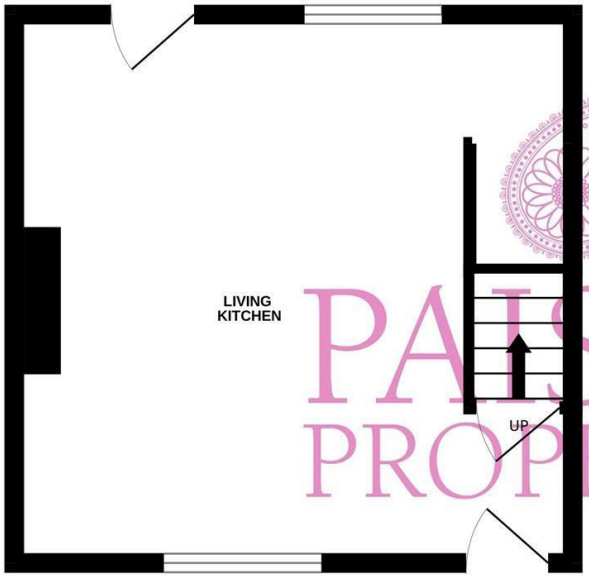
AGENT NOTES
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information 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.

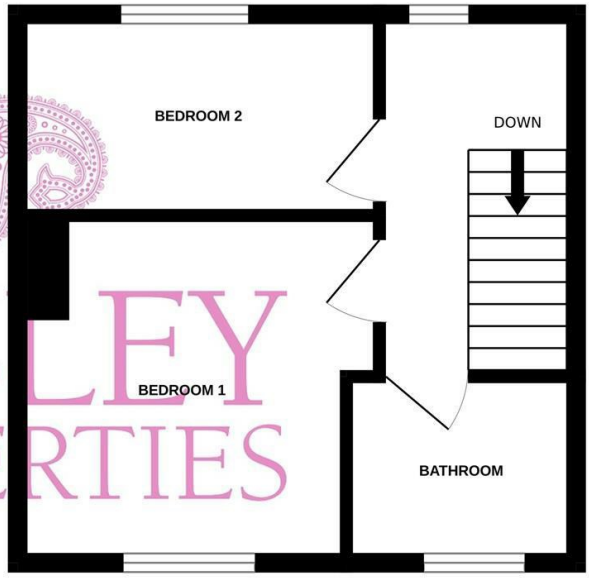
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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



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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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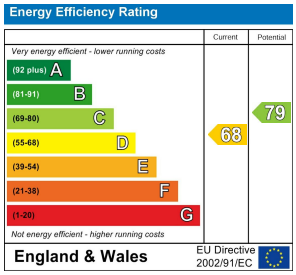

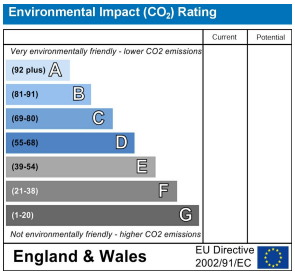

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