



WELL PRESENTED THROUGHOUT, THIS TWO DOUBLE BEDROOM END TERRACE BOASTS SPACIOUS LIVING ACCOMMODATION, GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

ENTRANCE HALLWAY

You enter the property through a uPVC door into the entrance hall which has space to remove and store outdoor clothing, laminate flooring, a door leading to the lounge and stairs ascend to the first floor landing.

LIVING ROOM 13'11" x 11'10" max

This spacious reception room is well presented, has a timber fire surround with tiled hearth housing a pebble effect electric fire and two alcoves, one of which provides cupboard space and fitted shelving. There is plenty of space for free standing living room furniture, laminate flooring flows underfoot and doors lead back through to the entrance hallway and through to the kitchen.



DINING KITCHEN 14'11" x 8'9" max

This light and airy dining kitchen has dual aspect windows, spans the rear of the property and is fitted with a range of cream wall and base units, contrasting roll top work surfaces with matching upstands and a circular stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan over and dishwasher. There is plumbing for a washing machine and room for a fridge freezer. There is space for a family dining table and chairs and a useful under-stairs cupboard ideal for household items and housing the boiler. Laminate flooring completes the room. A doorway leads back through to the lounge and an external door leads out to the garden.





FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has doors leading to the two bedrooms and house bathroom.



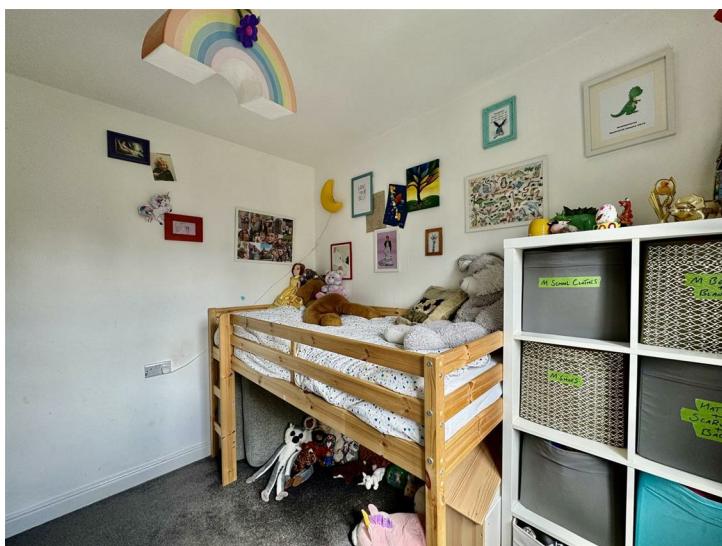
BEDROOM ONE 15'0" x 13'11" max

Positioned to the front of the property is this lovely dual aspect double bedroom with views overlooking the street and over to Longley Woods. There is ample space for a variety of bedroom furniture, bulk head shelving and a door leads to the landing.



BEDROOM TWO 8'11" x 8'5" max

Located to the rear of the property with views over the garden is another double bedroom with space for freestanding furniture and a door leads to the landing.



BATHROOM 6'2" x 5'10" max

This modern family bathroom is partially tiled and fitted with a white three piece suite, including a bath with shower over, pedestal hand wash basin and low flush W.C. The room has an obscure rear window, heated towel radiator, vinyl flooring underfoot and a door leads to the landing.



REAR GARDEN

To the rear of the property there is a good size lawned garden with flower bed borders and a patio area ideal for outdoor dining and entertaining.



EXTERNAL FRONT

At the front of the property is a lawn garden with well established shrubs and bushes. Stone steps lead to the front door and a shared pathway leads to the rear of the property.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, A

PROPERTY CONSTRUCTION: STONE

PARKING: ON STREET

UTILITIES:

*Water supply & Sewerage - MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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.

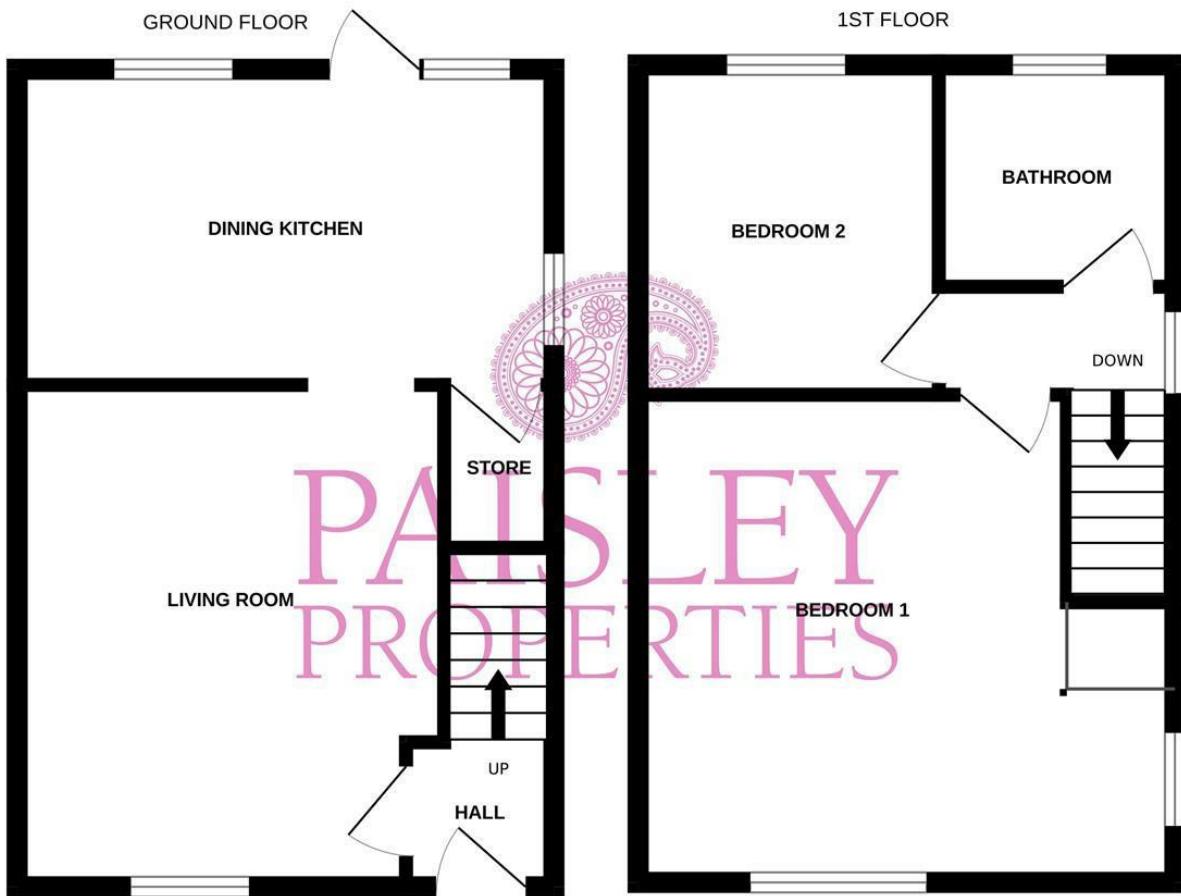
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

Maplewell Office:
4 Blacker Road,
Maplewell, S75 6BW
t: 01226 395404

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