

60 Northgate,
Almondbury HD5 8RX

OFFERS AROUND
£150,000



ELEVATED FROM THE ROADSIDE IN THE CENTRE OF ALMONDBURY VILLAGE IS THIS THREE BEDROOM MID TERRACE PROPERTY WHICH IS IN NEED OF SOME MODERNISATION AND BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, CHARACTERFUL FEATURES, REAR GARDEN AND ON STREET PARKING.

LEASEHOLD - 999 YEARS - EXPIRING 2941 - CHARGES £2.50 PER ANNUM / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a timber door into this welcoming entrance hallway which has space to remove coats and shoes, a door leads through to the lounge and a staircase with characterful arch ascends to the first floor landing.

LOUNGE 15'3" x 10'5" max

This characterful living room offers space for living room furniture, is light and airy courtesy of the large front facing window which provides views over the street scene below. There is a marble effect fireplace housing a gas coal effect fire creating a focal point to the room and alcoves to either side of the chimney breast provide further room for freestanding furniture. Exposed timber ceiling beams add to the cottage feel and doors lead through to the dining kitchen and back through to the entrance hallway.



DINING KITCHEN 15'8" x 11'7" max

Positioned to the rear of the property with a view over the garden is the dining kitchen which has characterful beams to the ceiling and is fitted with a range of white timber effect wall and base units, roll top work surfaces and a stainless steel sink and drainer with mixer tap over. There is an integrated gas oven and four ring hob, space for a freestanding fridge freezer, gas fire and room for a dining table and chairs. Doors open to the lounge, cellar head, utility porch and a storage cupboard ideal for larger household items.



UTILITY PORCH 6'2" x 4'5" max

Located off the kitchen is this handy utility porch which has plumbing for a washing machine, space for a tumble dryer, an obscure rear window and an external door opens to the rear garden.

CELLAR ONE 9'4" x 7'1" max

A good size space for storage with inset shelving.

CELLAR TWO 8'7" x 7'1" max

Another useful space for storage with inset shelving.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to this split first floor landing. Doors lead through to the three bedrooms and the house bathroom.

BEDROOM ONE 15'7" x 8'5" max

Positioned to the front of the property is this light and airy double bedroom which offers space for freestanding furniture, a window gives a pleasant view of the village street below and a door leads on to the first floor landing.

**BEDROOM TWO 12'9" x 11'8" max**

Another good sized double room which is positioned to the rear of the property with a view over the garden below. There is space for freestanding bedroom furniture and a door leads onto the first floor landing.



BEDROOM THREE 12'1" x 8'7" max

A bright single bedroom located at the front of the property which benefits from floor to ceiling storage and hanging space, room for bedroom furniture and a door leads on to the first floor landing.



BATHROOM 11'5" x 6'5" max

The bathroom is fitted with a four-piece white suite, including a bath, corner shower with glass screen, pedestal hand wash basin and a low level W.C. The room has timber panelling, a rear obscure window allows light to flow through and a door leads through to the first floor landing.



REAR GARDEN

Accessed by a walkway at the side of the property or through the utility porch is this low maintenance patio garden with decorative pebble borders and ideal for outdoor dining with plenty space for garden furniture.



EXTERNAL FRONT

Elevated from the roadside, stone steps lead up to the front door to a low maintenance patio area ideal for planters, pots and surrounded by wrought iron railing.





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.

MATERIAL INFORMATION

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: £2.50 GROUND RENT PER ANNUM

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:

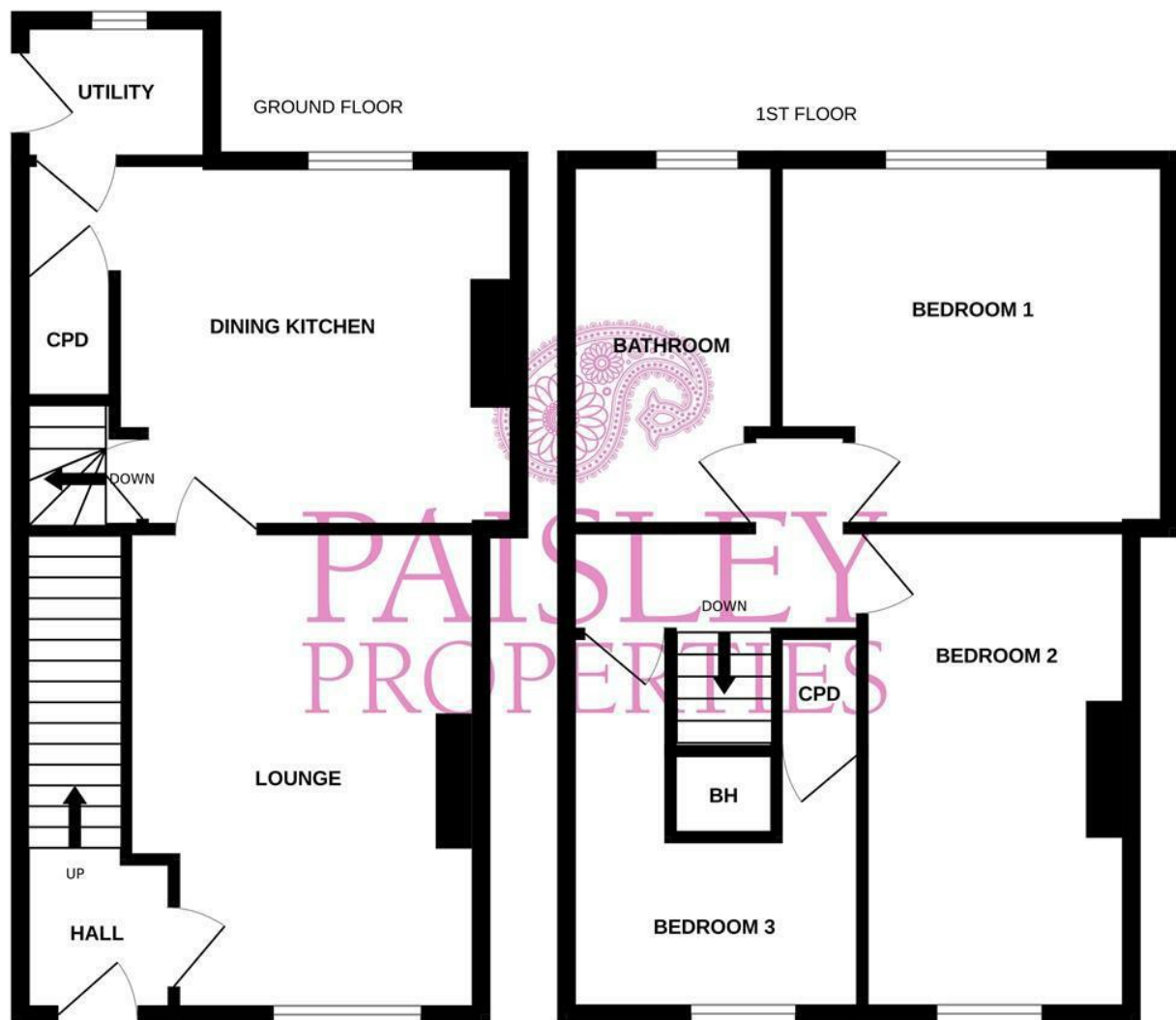
RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

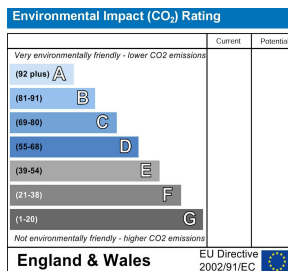
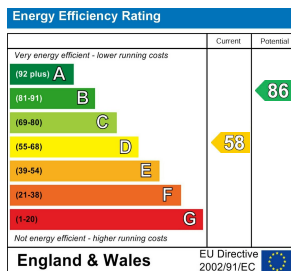
PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:



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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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

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

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