# 36 Stoney Lane,
# Taylor Hill HD4 6HP

**OFFERS AROUND**
**£110,000**

LOVED FOR OVER 50 YEARS, THIS CHARMING ONE BEDROOM BACK TO BACK COTTAGE IS BURSTING WITH POTENTIAL AND BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A GOOD SIZE GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

## ENTRANCE HALL

You enter the property through a Upvc stable door into a welcoming entrance hallway which has a storage cupboard to store outdoor clothing, space for freestanding furniture and bi fold louvre style doors which open into the living room, enhancing the sense of space and offering an attractive open-plan feel while retaining the flexibility to separate the rooms when desired. A door opens to a staircase which ascends to the first floor landing.

## LIVING ROOM 13′9″ max x 11′8″ max

This good size reception room has space for living room furniture and a a gas fire with a timber surround. Mullion style windows looks out over the front garden, storage cupboard and doors open to the cellar/pantry, kitchen and bifold doors open through to the entrance hallway.

## CELLAR / PANTRY

Stone steps descend to a storage space with inset shelving providing room for household items.

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

Positioned in the side extension 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 and a four ring gas hob (capped off). Wall mounted boiler, space for an undercounter fridge and plumbing for a washing machine. Windows offer pleasant garden views, a door leads through to the lounge and an external door opens to the garden.

**FIRST FLOOR LANDING**

A staircase with a timber balustrade ascends to the first floor landing and sliding doors open to the bedroom and bathroom.

**BEDROOM ONE 13'6" max x 11'1" max**

Located at the front of the property with a view over the garden and street scene beyond is this spacious, light and airy double bedroom with room for freestanding furniture, a bank of fitted wardrobes, a wall mounted gas heater (capped off), storage and fitted shelving. A sliding door leads through to the landing.

**BATHROOM 6'11" max x 4'10" max**

The bathroom is fitted with a three piece suite, including a bath with shower over, a pedestal hand wash basin, low level W.C and an electric heated towel rail. The room is partially tiled, a side obscure window allows natural light to flow through the space. and a sliding door leads to the landing.

**GARDENS AND PARKING**

Outside, attractive cottage-style gardens wrap around the front and side of the property, There are patio areas which create spaces to relax and entertain. A timber outbuilding and a pathway with two stone built outbuildings leads to the end of the garden.

*Please note* There is access through the garden for the neighbour behind.

The property has on street parking.

36

***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:
Standard

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
Neighbours have a right of access over the property's land

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

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**

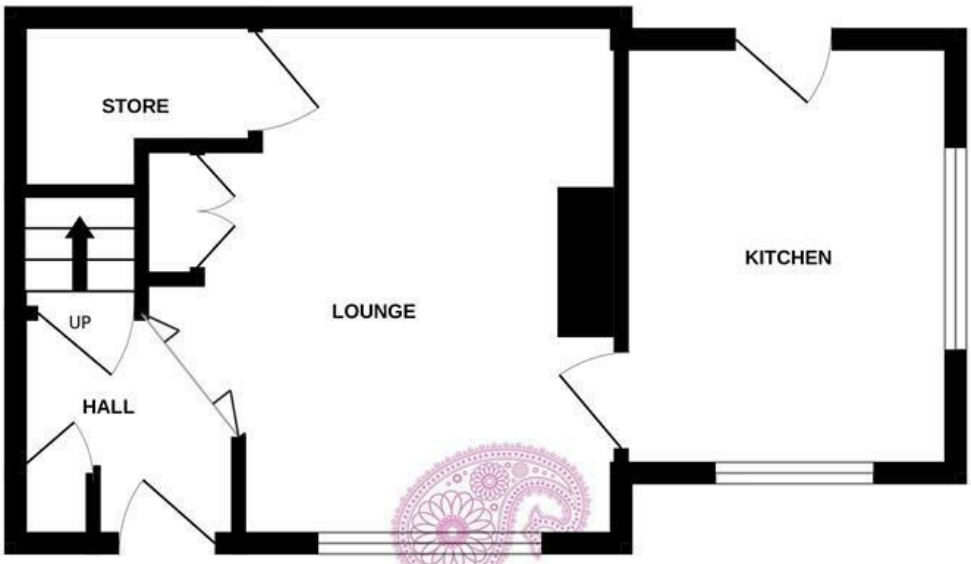
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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.

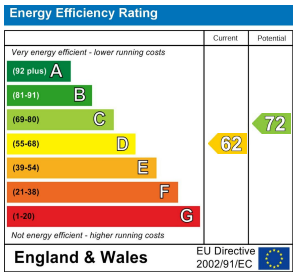
GROUND FLOOR

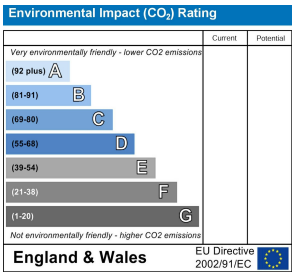



1ST FLOOR

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.
Made with Metropix ©2026




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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY PROPERTIES