

393 Wakefield Road,
Huddersfield HD5 8DB

OFFERS AROUND
£290,000



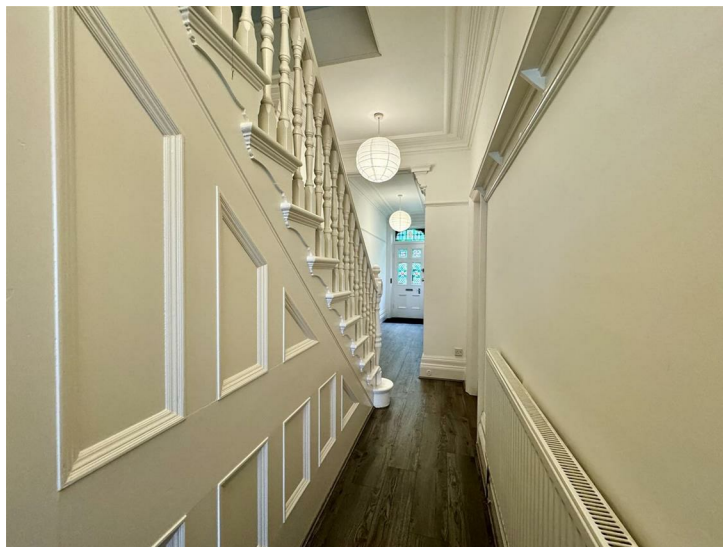
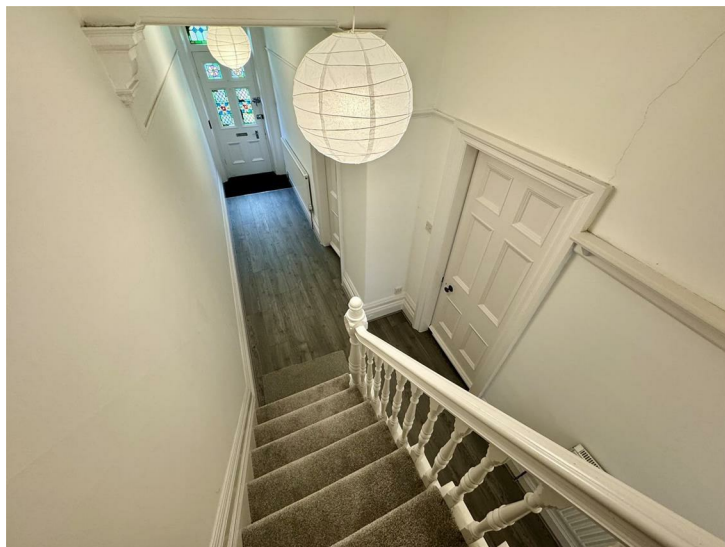
****NO CHAIN** THIS IMPRESSIVE FOUR DOUBLE BEDROOM VICTORIAN MID TERRACE BOASTS EXTREMELY SPACIOUS LIVING ACCOMMODATION, CHARACTERFUL FEATURES, STUNNING MASTER BEDROOM WITH EN SUITE, GARDEN, GARAGES AND DRIVEWAY.**

LEASEHOLD 999 YEARS - EXPIRING 2914 - CHARGES £4 PER ANNUM / COUNCIL TAX BAND C / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter through the original timber door with beautiful stained glass windows into the spacious and characterful entrance hallway. Laminate flooring flows underfoot and provides space for freestanding furniture, features high ceilings, intricate cornicing, wood panelling and an original staircase with timber balustrade ascends to the first floor landing. Doors lead through to the lounge, dining room dining, kitchen and stairs descend to the lower floor.



LOUNGE 14'0" x 13'11" max

This good size lounge has neutral decor and newly laid carpets underfoot. The focal points of the room being a gas fire with original slate surround which has been painted white, tile hearth, high ceilings, picture rails and ceiling rose. A large window looks out over the front garden, there is ample space for freestanding living room furniture, sliding doors open to the dining room and a door leads through to the entrance hallway.



DINING ROOM 15'2" x 12'11" max

Another neutrally decorated room with new carpet underfoot, ample space for a dining table and chairs and again housing a gas fire with original black marble surround painted in white, tile hearth, high ceilings and picture rails. A large window gives a view over the rear drive and back lane. Sliding doors open to the lounge and a door leads through to the entrance hallway.



KITCHEN 12'11" x 10'4" apx

This attractive kitchen is fitted with black timber wall and base units, contrasting work surfaces with bevelled metro tile splashbacks, stainless steel sink with drainer and mixer tap over. The kitchen benefits from an new electric oven with four ring gas hob and overhead extractor, an inset decorative Rayburn with tile splashback, fitted storage cupboard and space for a fridge freezer. Tile flooring underfoot completes the room and a door leads through to the entrance hallway. A glazed external door leads out to the rear stone steps which descend to the to the driveway.



LOWER HALLWAY

Stone steps descend from the entrance hallway to the lower hallway and doors lead through to a storage room, work shop, utility area and a versatile room to the front of the property.

WORK SHOP 10'9" x 9'4" apx

Currently used as a workshop with timber units and offers extra storage space.

UTILITY ROOM 13'11" x 8'11" apx

Positioned on the lower floor is this useful utility area with fitted timber wall and base units, inset shelving, stainless steel sink, plumbing for a washing machine, space for a drier and extra fridge and freezer space if desired. Openings lead through to the workshop area and the front versatile room.

STORAGE ROOM 10'0" x 4'3" apx

A handy space for storing household items.

VERSATILE ROOM 13'5" x 13'3" apx

This large room is timber clad and features an original inset stone fireplace which currently houses a wood burning stove. This room could be used for a games room, hobby room or an ideal space for teenagers.



FIRST FLOOR LANDING

A staircase with timber balustrade ascends to this light and airy first floor landing with high ceilings. Doors lead through to three double bedrooms, family bathroom and a staircase ascends to bedroom one with an en-suite bathroom.

BEDROOM TWO 15'4" x 12'7" apx

A generous sized double bedroom located to the rear of the property with pleasant roof top views through it's window. The room is tastefully decorated and benefits from a fireplace with tile hearth, floor to ceiling integrated wardrobe with storage, plenty of space for freestanding furniture, new carpet underfoot and a door leads through to the landing.



BEDROOM THREE 14'0" x 11'6" apx

Located to the front of the property with views over Ravensknowle Park is another good size double with fireplace and tile hearth, integrated wardrobe and storage, space for freestanding bedroom furniture, new carpet underfoot and a door leads through to the landing.



BEDROOM FOUR 10'2" x 13'0" apx

Another double bedroom located to the rear of the property with integrated storage, space for freestanding furniture, newly laid carpet and a door leads through to the landing.



BATHROOM 6'10" x 10'0" apx

The family bathroom is fitted with a white three piece suite comprising of a bath with shower over and glass screen, pedestal hand wash basin and low level W.C. The room is partially tiled with vinyl flooring underfoot, has a front facing window and a door leads through to the landing.



BEDROOM ONE 29'10" x 18'11" max

This magnificent top floor bedroom is flooded with natural light through its seven Velux windows. Neutrally decorated throughout with newly laid carpet underfoot this amazing space has ample space for freestanding furniture, under eaves storage, a door leads through to the en-suite bathroom and stairs with a timber balustrade descends to the first floor landing.



EN SUITE BATHROOM 10'6" x 6'1" apx

Fitted with a white suite comprising of a bath, shower, low level W.C, circular porcelain hand wash basin with mixer tap and timber shelving. Wooden floor underfoot and a door leads through to bedroom one.



REAR GARDEN, GARAGE AND DRIVEWAY

You enter the paved driveway through double timber gates providing secure parking with raised wall flower beds, space for pots/planters and stone steps ascend to the kitchen door.

The garage provides power, light and parking for one vehicle.

Across the back lane is a timber garage ideal for storage. Please note the land on which the garage sits is leased from Kirklees council for approx £90 per annum.



EXTERNAL FRONT

Entered by a timber gate to the front of the property is a low maintenance wall and fence enclosed pebbled garden with well maintained colourful shrubs, bushes and lovely climbing roses.



RAVENSKNOWLE PARK



***MATERIAL INFORMATION**

TENURE: Leasehold

ADDITIONAL PROPERTY COSTS: Leasehold £4 per annum & the land on which the timber garage at the rear of the property sits is leased from Kirklees council for approx £90 per annum.

COUNCIL AND COUNCIL TAX BAND TAX: C

PROPERTY CONSTRUCTION: Stone

PARKING: Driveway & Garage

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.

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

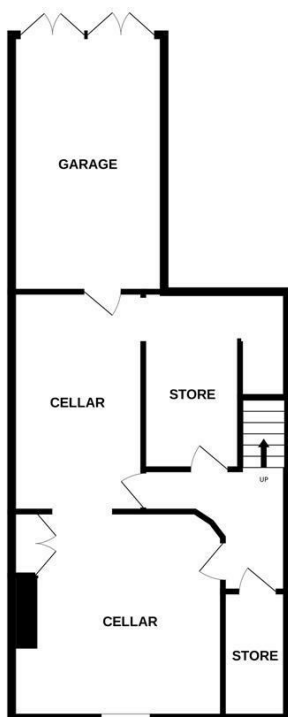
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

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. *

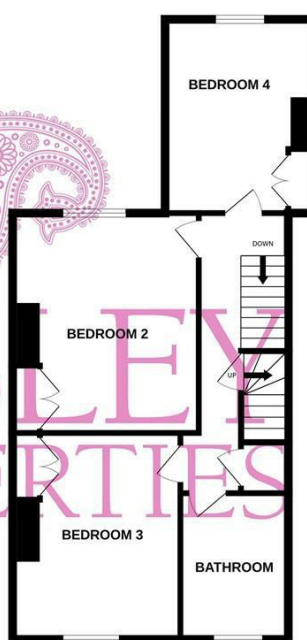
LOWER GROUND FLOOR



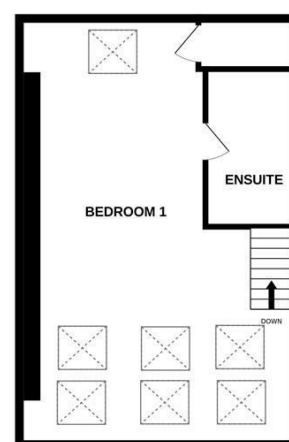
GROUND FLOOR



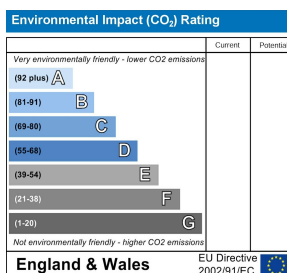
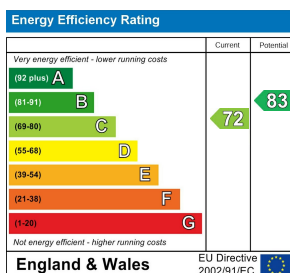
1ST FLOOR



2ND FLOOR



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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