



THIS DECEPTIVELY SPACIOUS AND QUIRKY 2/3 BEDROOM TERRACED COTTAGE
BOASTS VERSATILE LIVING ACCOMMODATION, ROOFTOP PATIO WITH FAR REACHING
VIEWS, FRONT GARDEN AND OFF ROAD PARKING FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

LIVING DINING KITCHEN 17'1" x 14'0" max

You enter the property through a timber door into this attractive living, dining kitchen which is fitted with a range of cream wall and base units, contrasting work surfaces, tile splash backs and a stainless sink and drainer with mixer tap over. There is an integrated electric oven and four ring gas hob with extractor above and plumbing for a washing machine and space for a fridge freezer, an understairs storage unit with shelving and room for freestanding living room and dining furniture with vinyl flooring underfoot. A front facing window overlooks the garden and stairs with a timber balustrade ascend to the first floor landing.



FIRST FLOOR LANDING/STUDY AREA 15'7" x 6'10" max

This spacious first floor landing could make an ideal study area for those working remotely and boasts good size understairs storage. Doors lead through to two bedrooms, the house bathroom and a staircase with a timber balustrade ascends to bedroom three/lounge.



BEDROOM ONE 13'10" x 10'4" max

This generously sized double bedroom is positioned to the front of the property. There is ample space for freestanding bedroom furniture, an inset shelf, overhead storage cupboard and a door leads on to the landing.



BEDROOM TWO 9'11" x 6'8" max

A bright single bedroom positioned to the front of the property which is currently used as a home office with a handy bulk head storage cupboard and a door leads on to the landing.



BATHROOM 11'9" x 4'9" max

This well presented house bathroom is fitted with a white three piece white suite including a bath with shower over and glass screen, low level W.C and a pedestal hand wash basin. The room has space for freestanding storage, is partially tiled, vinyl flooring flows underfoot and a door leads on to the landing.



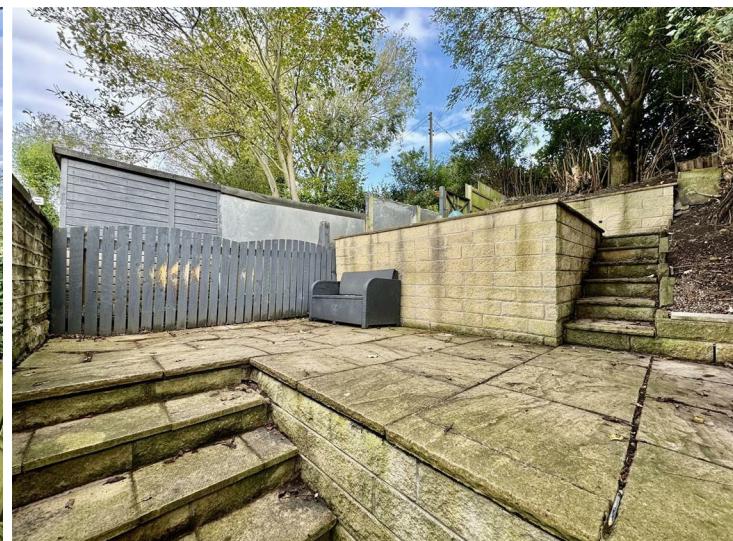
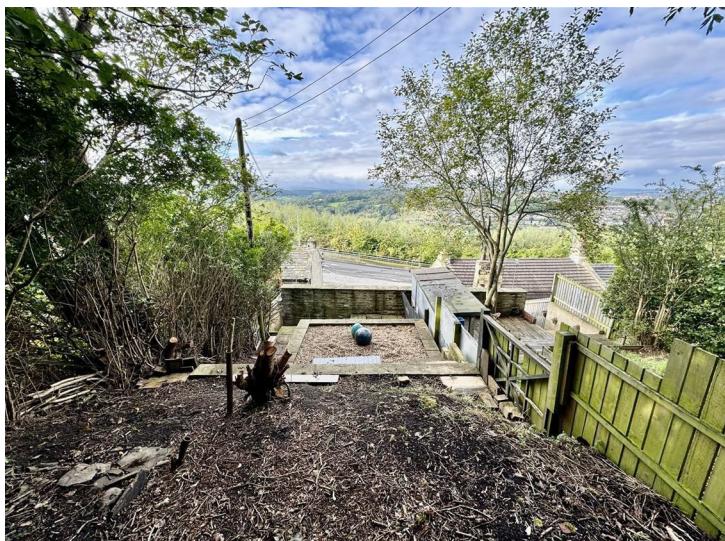
BEDROOM THREE/LOUNGE 11'4" x 9'10" max

Accessed by a staircase from the first floor landing and nestled in the eaves is this lovely double bedroom currently used as a lounge which has a velux window and ample space for freestanding furniture. An external door leads out to the rear roof top garden.



GARDEN

A tiered patio garden with fantastic far reaching views over to "Castle Hill" provides space for outdoor furniture and is ideal for dining out and entertaining.





EXTERNAL FRONT, GARDEN AND PARKING

To the front of the property is a low maintenance pebbled garden with space to sit out and room for pots/planters.

There are two allocated parking spaces adjoining the garden.





***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND B

PROPERTY CONSTRUCTION: STONE

PARKING: OFF ROAD

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*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.

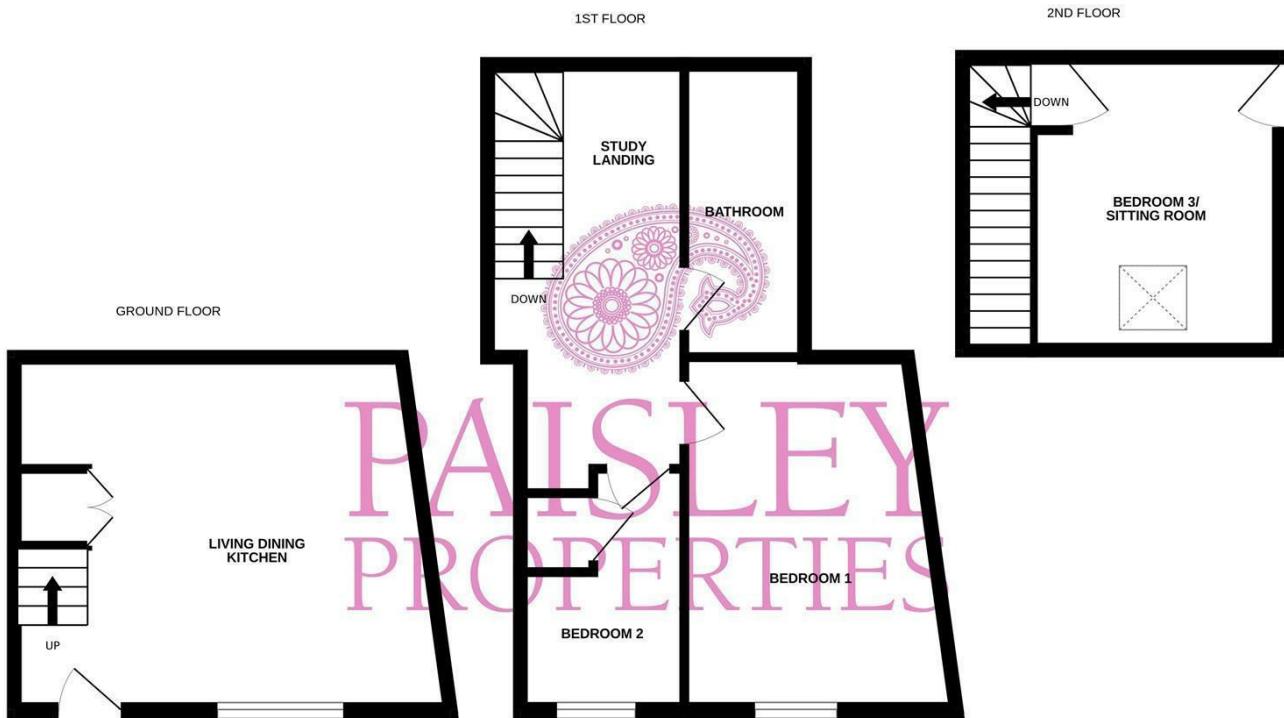
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

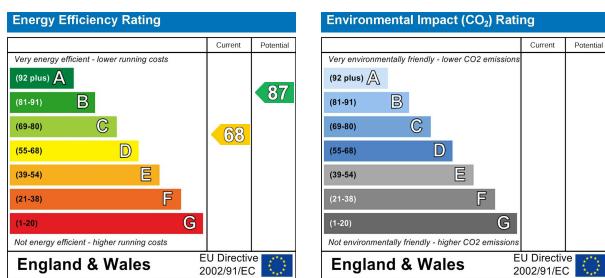
SURVEY TEXT

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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