



POSITIONED ON A GOOD SIZE CORNER PLOT AT THE END OF A PLEASANT CUL DE SAC IS THIS TWO BEDROOM SEMI DETACHED HOME WHICH HAS BEEN LOVED FOR MANY YEARS AND BOASTS A GENEROUS SIZE REAR GARDEN, DETACHED GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

ENTRANCE HALLWAY



You enter the property through a partially glazed upvc door with obscure side window into this welcoming entrance hallway, which has a handy fitted storage cupboard ideal for shoes and outdoor clothing. A door opens to the lounge diner and a staircase ascends to the first floor landing.

LOUNGE DINER 19'5" max x 11'3" max



This light and airy lounge diner is ideal for family gatherings and entertaining, allowing ample space for freestanding living room furniture and with space for a dining table and chairs. A timber fireplace with a marble hearth houses a coal effect electric fire giving a lovely focal point to the room. A front window gives views over the cul de sac and patio doors open to the rear garden. Doorways lead through to the kitchen and entrance hallway.

KITCHEN 10'5" max x 7'4" max



The kitchen is fitted with a range of timber wall and base units, contrasting work surfaces with tiled splashbacks, a stainless steel sink and drainer with a mixer tap over and plumbing for a washing machine. There is space for an electric oven and an undercounter fridge. A rear window looks out onto the garden, a door leads to the lounge diner and an external door opens to the side of the property.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing with a side window, a hatch provides access to the loft and doors lead through to two double bedrooms and the house bathroom.

BEDROOM ONE 12'4" max to fitted wardrobes x 9'7" max



A nicely presented double bedroom situated at the front of the property which benefits from a bank of sliding mirrored wardrobes, a good size storage cupboard and has plenty of space for freestanding furniture. A large window offers views over the cul de sac below and a door leads to the landing.

BEDROOM TWO 11'7" max x 9'8" max

Located to the rear of the property is this neutrally decorated double bedroom with a bank of wardrobes, over head storage and space for freestanding bedroom furniture. A window gives a lovely view over the garden below and a door leads to the landing.

BATHROOM 5'8" apx x 5'4" apx

The bathroom comprises of a white three piece suite including a bath with shower over, pedestal hand wash basin and a low level W.C. The bathroom is fully tiled with complimentary vinyl floor, obscure glazed rear window and a door which leads to the landing.

REAR GARDEN



This fantastic size garden is enclosed and has a range of spaces to enjoy. Adjoining the property is a lovely decked area ideal for outdoor dining with ample space for garden furniture and a decorative pebble garden. A gate opens to stone steps which leads past a greenhouse to a well maintained lawn garden with mature plants, hedging and space for a timber outbuilding if desired.



EXTERNAL FRONT, GARAGE AND DRIVEWAY



To the front of the property is a driveway which provides parking for multiple vehicles, has an integrated storage space and then leads to the detached garage which has access by a side door to the garden, power, light, offers extra space for a fridge freezer or tumble dryer if required and has an up and over door.

***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 B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage / Driveway

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property

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

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.

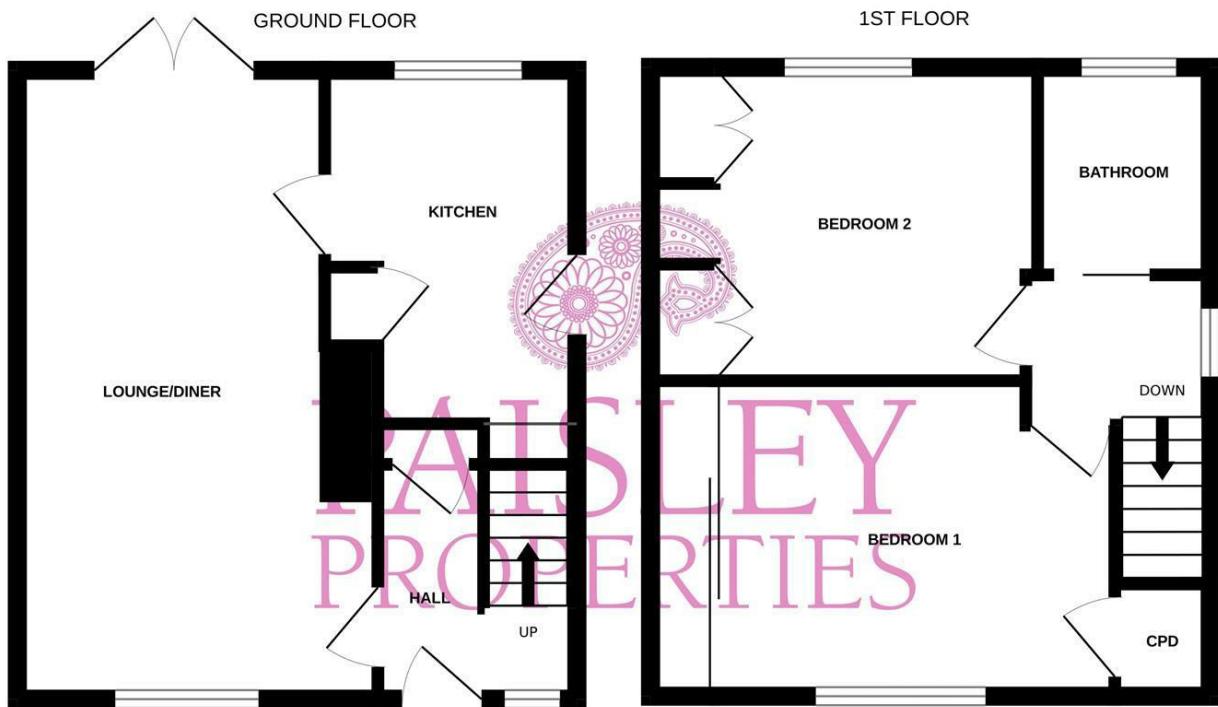
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

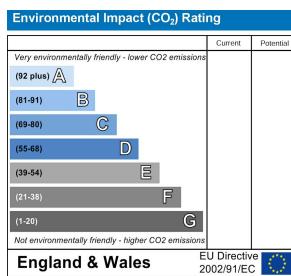
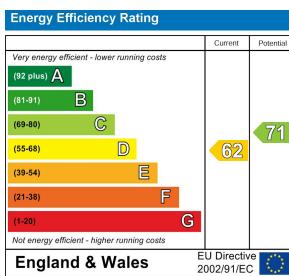
SURVEY TEXT

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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