

32 New Row The Village,  
Thurstonland HD4 6XX

OFFERS AROUND  
£300,000



BACKING ON TO OPEN FIELDS WITH FANTASTIC COUNTRYSIDE VIEWS, THIS CHARMING THREE BEDROOM COTTAGE WAS BUILT IN 1770, REQUIRES INTERNAL MODERNISATION AND BOASTS SPACIOUS LIVING ACCOMMODATION, BEAUTIFUL MATURE GARDENS AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING F

PAISLEY  
PROPERTIES

### **DINING KITCHEN 18'2" max x 13'10" max**



You enter the property through a timber and glazed door into this dual aspect dining kitchen is fitted with timber units, a complementary work surface with tile splashbacks and sink and drainer. There is a multifuel Aga, plumbing for a washing machine and space for an undercounter fridge and freezer. This charming room has beams to the ceiling, integrated storage with shelving, space for a dining table, chairs and further freestanding furniture. Doors lead through to the living room and to the rear hall.

### **LIVING ROOM 18'0" max x 12'10" max**



A spacious living room full of character, featuring exposed ceiling beams, a recessed fireplace with a recently fitted multi-fuel stove and an exposed stone hearth and delightful countryside views from the rear window. Offering plenty of space for furniture, the room has fitted shelving and traditional features adding to its cottage appeal. A door opens to the dining kitchen.



**REAR HALL**



A timber door opens from the rear garden into the rear hall which has a feature shelving unit and space to remove outdoor clothing. A door opens to the dining kitchen and stairs with a timber balustrade ascend to the first floor landing.

## FIRST FLOOR LANDING

This good size landing has space for freestanding furniture, two storage cupboards with shelving (one housing the water cylinder) and doors open to three bedrooms and the house bathroom.

## BEDROOM ONE 12'1" max x 10'1" max



This superb double bedroom has fantastic far reaching countryside views through its mullion style windows, there is space for bedroom furniture, a fitted wardrobe with overhead storage and an arch which leads to a walk in wardrobe. A door leads to the landing.



### **BEDROOM TWO 10'0" max x 8'9" max**



Another double bedroom with the same far reaching countryside views. To one side of the room are fitted storage cupboards, shelving and drawers. There is a walk in wardrobe, space for furniture and a door leads to the landing.

### **BEDROOM THREE 10'0" max x 7'6" max**



Located to the side of the property with lovely views, this light and airy bedroom has fitted bunk beds, shelving, a sliding wardrobe with overhead storage and a dressing table. A door leads to the landing.

## **BATHROOM 6'4" max 5'8" max**



The family bathroom is fitted with a four piece white suite, including a bath, a vanity hand wash basin, shower cubicle and low level W.C. The room is partially tiled and has vinyl flooring underfoot. There is a front obscure glazed window and a door leads to the landing.

## **EXTERNAL FRONT AND DRIVEWAY**



To the front of the property is a driveway with space for one vehicle. A pathway leads through a generous size front garden with colourful plants and bushes to either side and stone steps ascend to the front door. A pathway leads round to the rear of the house. There is scope to enlarge the driveway subject to relevant consents.



**CELLARS**



There is a vaulted cellar and a large store room which provides excellent storage and further potential to create a work shop or a garden room.



## REAR GARDEN



Occupying a generous plot with gardens extending to three sides, the property offers wonderful outdoor space with huge potential for keen gardeners and families alike. Lawns, planted borders and mature shrubs, all enjoy a peaceful backdrop onto open fields and surrounding countryside. There is also useful access to the cellar rooms.



## **\*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:

Stone

### PARKING:

Driveway

### RIGHTS AND RESTRICTIONS:

In a conservation area / Tree Preservation Order

### DISPUTES:

There have not been any neighbour disputes

### BUILDING SAFETY:

There are no known structural defects 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 - Aga multi fuel stove - there is a gas pipe but currently not connected.

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**

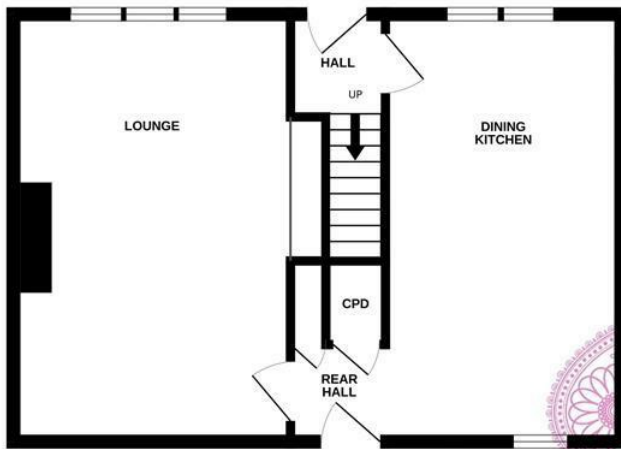
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

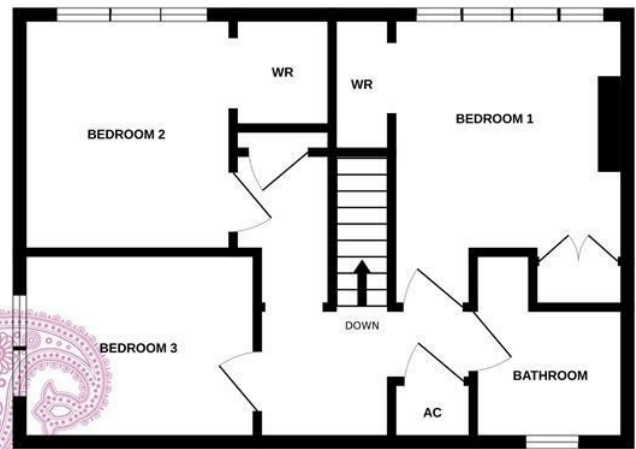
## **PAISLEY PROPERTIES**

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.

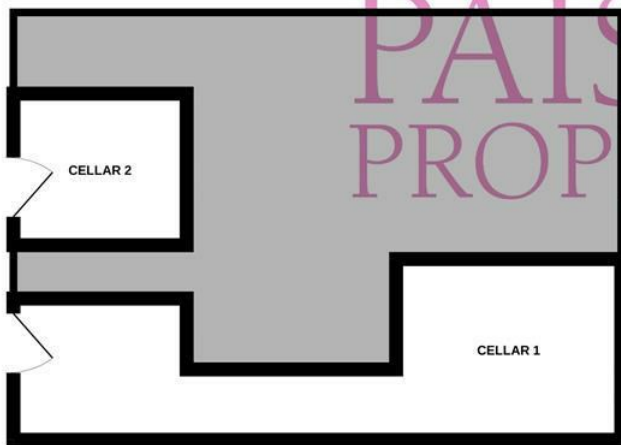
GROUND FLOOR



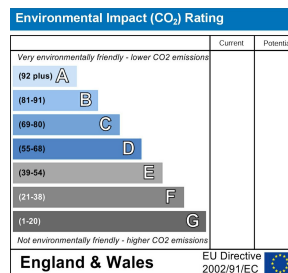
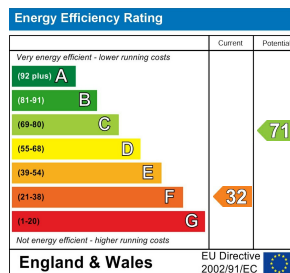
1ST FLOOR



BASEMENT



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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**PAISLEY**  
PROPERTIES