

11 Luton Street,
Cowlersley HD4 5UQ

OFFERS OVER
£160,000



A SPACIOUS THREE BEDROOM BAY FRONTED MID TERRACED PROPERTY WITH
ENCLOSED GARDEN ON PLEASANT SIDE STREET CLOSE TO LOCAL AMENITIES,
HUDDERSFIELD AND COLNE VALLEY.

LEASEHOLD: 999 YRS FROM 1938 / COUNCIL TAX BAND: A / EPC: C

PAISLEY
PROPERTIES

HALLWAY



You enter the property through a Upvc double glazed door into this welcoming hallway with space for hanging, useful understairs store, doors to living room, kitchen and stairs to first floor.

LIVING ROOM 11'4 x 11'6 apx (14'4 into bay)



Being positioned to the front of the property and being of a generous size with space for freestanding furniture and walk in bay window with Upvc double glazed window.

DINING KITCHEN 17'2 x 6'8 apx



Positioned to the rear and again being of a good size fitted with a comprehensive range of beech effect wall, base and drawer units with contrasting granite effect work surfaces and tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, integrated double oven and four ring gas hob and extractor hood over, plumbing for washing machine, tiled flooring underfoot, double glazed rear window and double doors leading directly to the rear garden.



FIRST FLOOR LANDING



Stairs ascend to the first floor landing having spindled balustrade, doors to all rooms and loft hatch to ceiling.

BEDROOM ONE 9'3 x 14'4 into bay



A most generous double bedroom positioned to the front of the property having hanging rail space to chimney recess and Upvc double glazed bay window.

BEDROOM TWO 9'8 x 10'3 apx



A second double bedroom positioned to the rear with a good amount of space for freestanding furniture, useful fitted storage cupboard and Upvc double glazed window to the rear elevation.

BEDROOM THREE 7'8 x 8'9 apx



Positioned to the front this is a generous third single bedroom or indeed home office with space for freestanding furniture, over stairs storage and Upvc double glazed window to the front.

FAMILY BATHROOM 5'4 x 5'11 apx



Positioned to the rear and being furnished with a three piece white suite with tiled surround and tiled flooring and comprising a low level w.c, pedestal hand wash basin, panelled bath unit with shower over and double glazed frosted window to the rear.

OUTSIDE & PARKING



To the front the property has a concreted driveway providing off street parking for up to two vehicles. To the rear can be found a further good sized enclosed garden including a raised decked seating area and lower lawn with fenced boundaries and rear pedestrian gate affording access to a shared rear lane.

***MATERIAL INFORMATION**

TENURE: Leasehold

LEASEHOLD INFORMATION: Subject to a 999 year lease from 1938 (911 years remaining)
Ground Rent: unknown

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band A

PROPERTY CONSTRUCTION:
Standard stone, brick and block

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

PARKING:
Driveway parking to front

RIGHTS OF WAY: We are advised that there are no pedestrian shared rights of way

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any significant structural alterations to the property to date.

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 .
The property has been previously extended to the side for which planning permission was granted (details on request)
*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 - speeds tbc

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.

AGENTS NOTE

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.

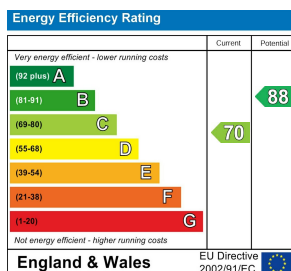
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.



Measurements are approximate. Not to scale. Illustrative purposes only
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