130 Hall Bower Lane,
Hall Bower HD4 6RN

£199,950

NO CHAIN ADJOINING OPEN FIELDS AND HAVING FANTASTIC COUNTRYSIDE VIEWS IS THIS CHARMING TWO BEDROOM SEMI DETACHED PROPERTY WHICH IS BURSTING WITH POTENTIAL, HAS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, BEAUTIFULLY MAINTAINED GARDENS AND A PART SHARED DRIVEWAY FOR TWO VEHICLES.

LEASEHOLD - 999 YEARS - EXPIRING 2936 - CHARGES 2.28 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY
You enter the property through a upvc door into the entrance hallway with space to remove outdoor clothing. Stairs ascend to the first floor landing and a doorway opens to the lounge.

LOUNGE 13'9" max x 11'10" max

This light and airy lounge has a stone fireplace with shelving and tiled hearth housing an electric coal effect fire offering a lovely focal point to the room. There is space for living room furniture and a large bay style window overlooks the front garden and fields beyond. Double sliding doors open to the dining kitchen and a door leads back through to the entrance hall.

DINING KITCHEN 14'11" max x 11'3" apx

Spanning the rear of the property, this spacious dining kitchen has two windows which flood the space with natural light. The kitchen area accessed by sliding doors comprises of a range of wall and base units, complimentary work surfaces and a composite sink and drainer with mixer tap over. There is space fo an an electric oven, a freestanding fridge freezer and plumbing for a washing machine. The dining area offers ample space for a dining table, chairs and has fitted cabinetry. Windows give pleasant views over the garden and up to Castle Hill. A door opens to the side entrance hall and sliding doors lead back through to the lounge.

SIDE HALL
Accessed from the dining kitchen or an external door from the side of the property is this handy side entrance which offers space to remove outdoor clothing and has an understairs cupboard ideal for storing household items.

FIRSTFLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing with a side facing window, doors lead through to the two double bedrooms and house bathroom. A hatch gives access to the loft space.

BEDROOM ONE 13′5″ max to fitted wardrobes x 11′8″ apx

Positioned to the front of the property, this generous size double bedroom benefits from a bank of sliding wardrobes with overhead storage and has plenty of space for freestanding bedroom furniture. Two windows provide views over the street scene below and fields in the distance. A door leads through to the first floor landing.

BEDROOM TWO 10′10″ max x 8′9″ max

Another bright and good size double bedroom positioned to the rear with lovely views over the garden, countryside beyond and Castle Hill.. There is an integrated floor to ceiling storage and hanging cupboard, space for freestanding bedroom furniture and a door leads to the landing.

BATHROOM 5'10" apx x 5'6" apx

The bathroom is fully tiled and fitted with a three piece suite comprising of a bath with shower over, pedestal hand wash basin and low level W.C. A rear obscure window allows natural light to flood the room with light and a door leads to the landing.

REAR GARDEN

Adjoining open fields and with wonderful views to Castle Hill is the beautifully maintained garden which has a range of spaces to enjoy including patio areas offering entertaining space for Al fresco dining, ample room for garden furniture and lawn areas surrounded by hedging, colourful rockery plants, shrubs and bushes. There is ample space for a timber outbuilding if desired.

EXTERNAL FRONT

You enter through double timber gates onto a driveway with parking for one vehicle. A shared driveway runs at the side of the property giving access to a parking space, room to erect a garage or a timber outbuilding if desired.

To the side of the driveway, a path leads to the front door and there is a well maintained lawn with a low stone wall and colourful flowerbed borders.

***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 YEARS
Start date - 25/03/1937
Years remaining - 911

ADDITIONAL COSTS:
Ground rent - £2.28 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:

PARKING:
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.

PLEASE NOTE:
The pictures shown are from before the property was emptied of furniture.

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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