4 Corby Street, Birkby HD2 2SE

OFFERS AROUND £125,000

THIS CHARMING BACK TO BACK PROPERTY BOASTS SPACIOUS ACCOMMODATION OVER FOUR FLOORS, A GENEROUS SIZED PAVED GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE PORCH 4′7″ max x 4′5″ max

You enter the property through a composite door into a welcoming entrance porch. There is space to remove outdoor clothing, views over the garden and a door opens to the living room.

LIVING ROOM 14′7″ max x 12′2″ max

This dual aspect living room has a view over the garden and a good amount of space to accommodate free standing living room furniture. Doors lead through to the entrance porch, kitchen and to the stairs which ascend to the first floor landing.

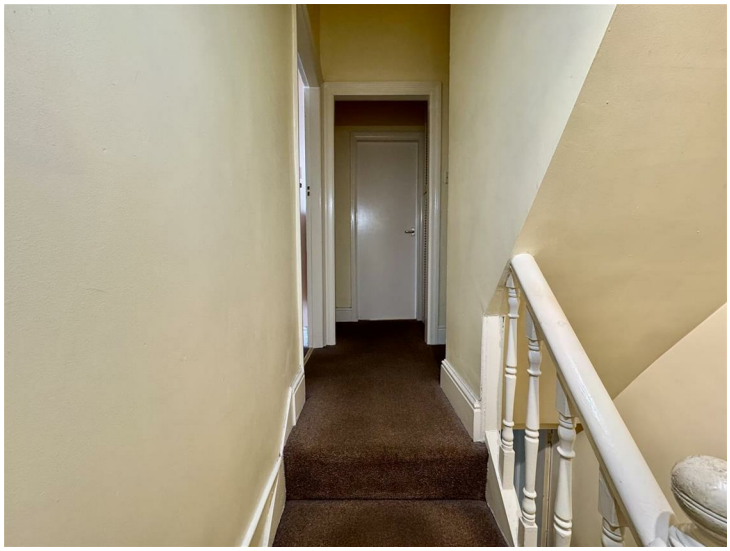
KITCHEN 11′9″ max x 4′11″ max

The kitchen has a range of timber effect wall and base units with contrasting worktops, a tile back splash and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and a four ring gas hob with extractor fan over. There is space for a freestanding fridge freezer. Tile flooring flows underfoot and a window overlooks the garden. A sliding screen opens to the basement steps and a door opens to the living room.

BASEMENT 14′9″ max x 12′2″ max

Offering potential, this great size basement area could be used as a home office, man cave, storage or a utility room. There is plumbing for a washing machine, light and power. Doors open to a store room and a W.C. Stairs ascend to the kitchen and an external door opens to the garden.

FIRST FLOOR LANDING



Stairs with a timber balustrade ascend to the first floor landing which benefits from a floor to ceiling louvre style storage cupboard and doors lead to two double bedrooms and the family bathroom. A staircase ascends to bedroom three.

BEDROOM ONE 10′4″ max x 9′7″ max

A neutrally decorated, good size double bedroom which has space for freestanding bedroom furniture. A large window gives a view of the garden below and a door leads to the landing.

BEDROOM TWO 8′9″ max x 8′9″ max

Another double bedroom with space for bedroom items and a view over the garden. A door leads to the landing.

BATHROOM

The family bathroom is fitted with a three piece white suite, including a bath with shower over, a pedestal hand wash basin with mixer tap and low level W.C. The room is partially splash boarded and has vinyl flooring underfoot. There is an obscure glazed window and a door leads to the landing.

ATTIC ROOM / BEDROOM THREE 18'9" max x 9'3" max

Accessed by a staircase from the first floor landing is this generous size attic bedroom with ample space for bedroom furniture under eaves storage and a fitted wardrobe with drawers A Velux window offers pleasant far reaching views and floods the room with natural light.

EXTERNAL

This generous size paved garden offers space for entertaining, outdoor dining and ample room for garden furniture if desired. A shared ginnel gives access to the street and a shared gate gives access to the back lane.

***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property,

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
There is a shared ginnel and gate which leads to the property.

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 / Solar Panels (Owned)
Heating Source - Mains Gas
Broadband - Suggested speeds up to 900 mbps

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

AGENT NOTES

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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

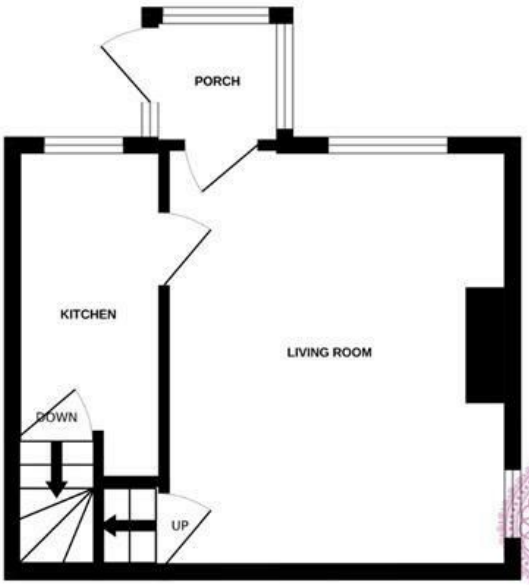
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

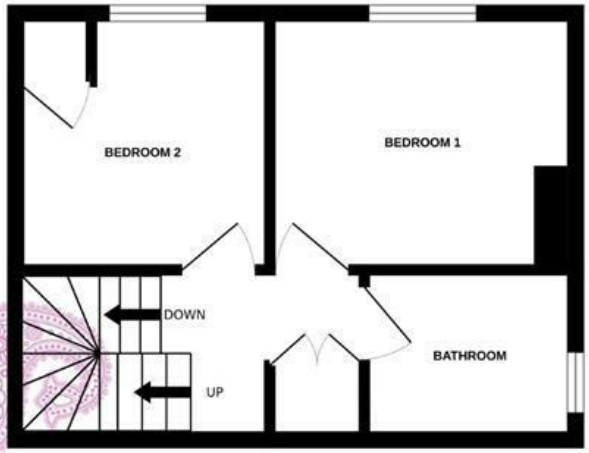
PAISLEY PROPERTIES

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.

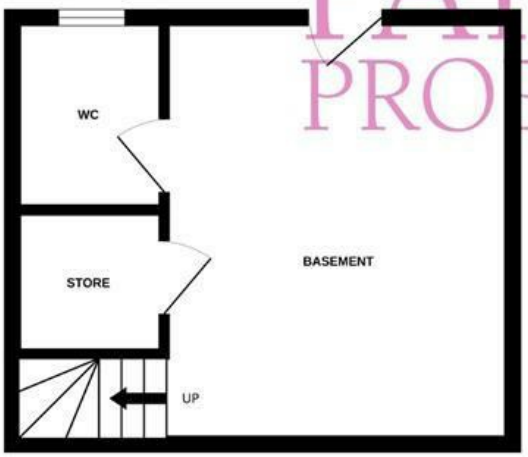
GROUND FLOOR



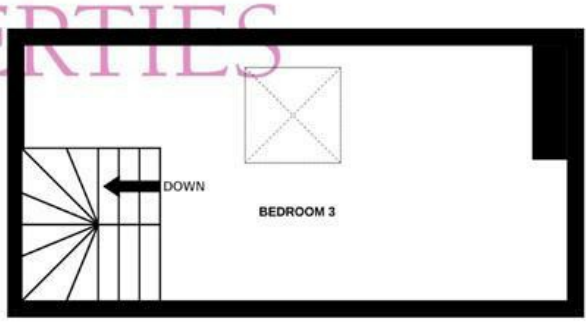
1ST FLOOR



BASEMENT



2ND FLOOR



PAISLEY PROPERTIES

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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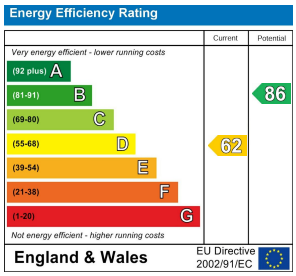

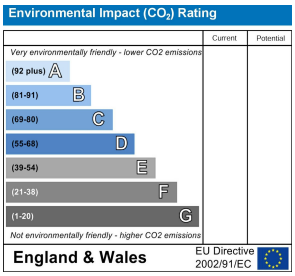

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