



NO ONWARD CHAIN THIS NEATLY PRESENTED STONE BUILT TWO BEDROOM MID TERRACE PROPERTY HAS NEUTRAL DECOR THROUGHOUT AND IS READY TO MOVE INTO THOUGH IT HAS FURTHER POTENTIAL. IT WOULD APPEAL TO FIRST TIME BUYERS AND INVESTORS ALIKE. EXTERNALLY THE PROPERTY HAS A COMPACT WALLED FRONT GARDEN, ROADSIDE PARKING AND ACCESS TO THE REAR.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE PORCH 4'2" x 3'0" max

You enter the property through a white part glazed uPVC door into a handy porch space which is light and airy with carpet underfoot. There is space to remove and store outdoor clothing. A door leads to the lounge.

LOUNGE 14'0" x 13'4" max

Located to the front of the property with a large window allowing a generous amount of natural light to flood in, this roomy lounge has a modern electric fire fitted to the chimney breast as a focal point. There is ample space to accommodate lounge furniture. The room has neutral décor and carpet underfoot. Doors lead to the entrance porch, dining kitchen and staircase to the first floor.



DINING KITCHEN 10'9" x 9'4"

Positioned to the rear of the property with a window looking out to the street behind, this modern dining kitchen is fitted with cream gloss base and wall units with grey laminate worktops, black tiled splashbacks and a stainless steel sink and drainer with mixer tap. Cooking facilities comprise of an electric black ceramic hob with a stainless steel canopy extractor fan over and an electric fan oven. There is plumbing and space for a washing machine and a tall space for a fridge freezer. Black tile effect vinyl flooring runs underfoot and a spotlight bar fitting completes the room. There is space to accommodate a dining table. A white uPVC stable type door provides access out to the rear of the property and internal doors lead to the cellar and lounge.



CELLAR 12'0" x 9'3"

Hidden behind a door in the kitchen and accessed via a set of stone steps the cellar is of a good size and offers some storage space.

FIRST FLOOR LANDING 5'5" x 9'4"

A carpeted staircase with a white painted balustrade ascends from the lounge to the first floor in two stages with a landing on the way, which benefits from a large rear facing window cascading light onto the staircase. Doors lead to the two bedrooms and house bathroom and a further short staircase leads up to the separate W.C..

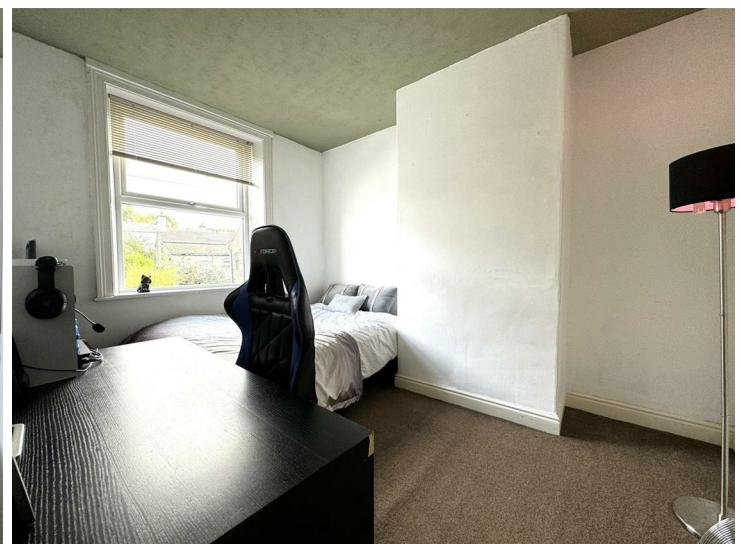
BEDROOM ONE 11'9" x 9'2" max

This neutrally decorated double bedroom is located towards the front of the property and has a window overlooking the quiet street below. There is ample space for items of freestanding bedroom furniture. Carpet runs underfoot. A door leads to the landing.



BEDROOM TWO 8'0" x 10'1" max

This second double bedroom can be found to the rear of the property with a window allowing a generous amount of natural light to enter. Once again it offers space for freestanding bedroom furniture against a neutrally decorated backdrop with carpet underfoot. A door leads to the landing.



BATHROOM 4'4" x 7'10"

This contemporary bathroom is fitted with a two piece white suite comprising of a pedestal wash basin and a bath with a Triton electric shower over. Beige marble effect tiles adorn the walls, a mirror hangs above the basin and wood effect vinyl flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the landing.



W.C. 2'7" x 4'8" max

This separate W.C. is positioned up a second short flight of carpeted stairs from the landing and is fitted with a white low level W.C.. Wood effect vinyl flooring runs underfoot. A small obscure window allows natural light to enter and a door leads to the stairs down to the landing.



EXTERIOR

The property is situated on a one way street with on street parking readily available close by. A small garden to the front has a wall separating it from the roadside and a large privet hedge offers privacy from passers by. A path leads to the front door. To the rear of the property is a hardstanding area which provides space for the property's refuse bins.

MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND A

PROPERTY CONSTRUCTION: STONE

PARKING: ROADSIDE

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile - ULTRAFAST 1000MPS AVAILABLE

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: LOW RISK

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: NO

~ 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.

~ 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.

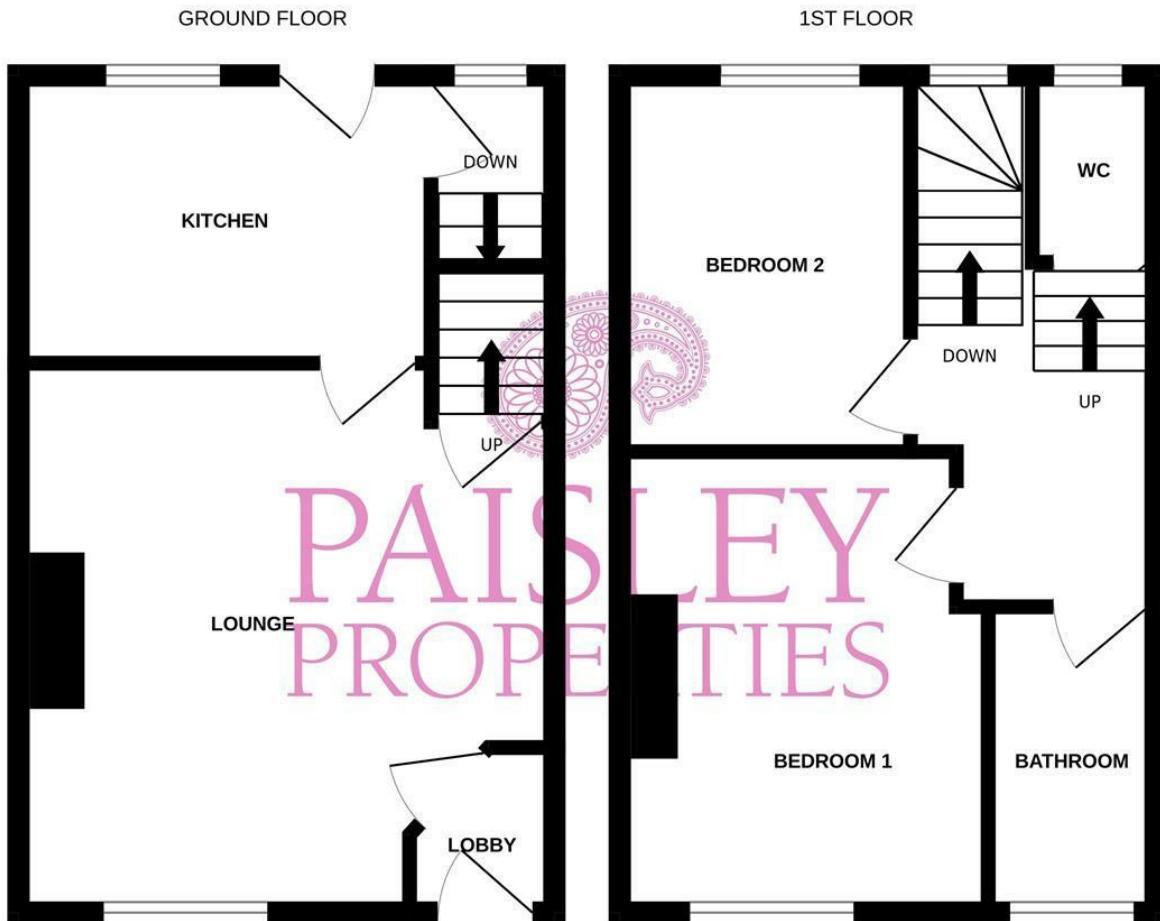
~ Paisley Mortgages ~

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. *

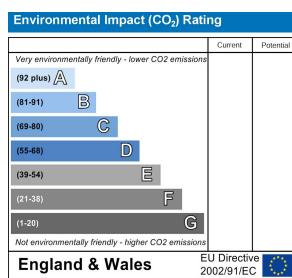
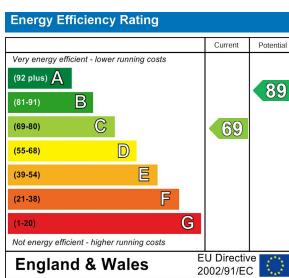
~ Paisley Surveyors ~

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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