7 Birkhouse Lane, Huddersfield HD5 8BE

OFFERS AROUND
£165,000















NO CHAIN THIS WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, LOW MAINTENANCE GARDENS AND ON STREET PARKING.

LEASEHOLD - 999 YEARS- CHARGES TBC- EXPIRES 2924 / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALL





You enter the property through a upvc door into this welcoming entrance hallway which has space to remove your coats and shoes on arrival. A staircase rises to the first floor and a door opens to the living room.

LIVING ROOM 13'9" max x 12'2" max





This light and airy reception room has a view over the front garden through its window and has space to accommodate free standing furniture. A pebble effect gas fire sits within a fireplace with a marble hearth and offers a lovely focal point to the room. Doors lead to the dining kitchen and back through to the entrance hallway.

DINING KITCHEN 13'8" max x 12'2" max



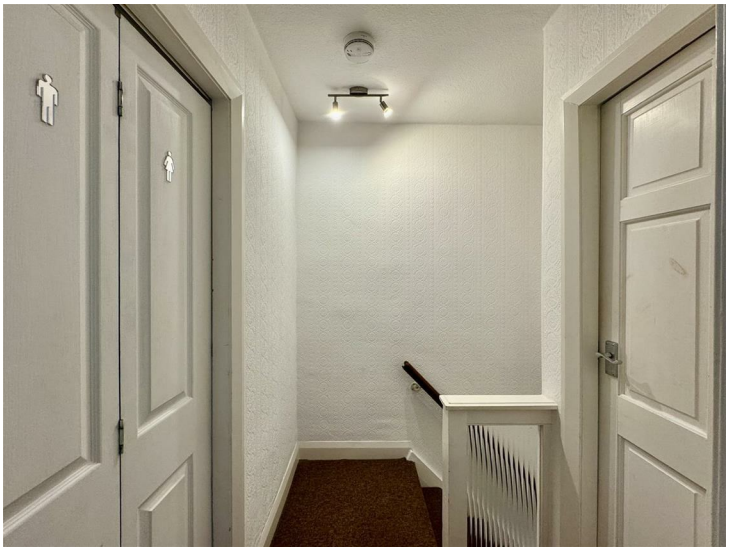


Spanning the rear of the property, the dining kitchen has two windows and is fitted with a range of timber wall and base units, contrasting work surfaces with tile splashbacks and a porcelain sink with mixer tap over. Integrated appliances include an electric oven and a four ring gas hob. There is space for a fridge freezer and plumbing for a washing machine. To the far side of the kitchen is room for a table and chairs and floor to ceiling integrated storage. Tile flooring flows underfoot and a good size understairs pantry has fitted shelving providing storage for household items. An external door opens to the garden and a door leads back through to the living room.





FIRST FLOOR LANDING




Stairs with a timber balustrade ascend to the first floor landing. Doors lead to two double bedrooms and the bathroom. A hatch gives access to the loft.

BEDROOM ONE 15'4" max x 10'9" max




A generous size double bedroom which benefits from a bulk head wardrobe and has ample space for further freestanding bedroom furniture. Two windows gives a view over the street scene below and a door leads to the landing.

BEDROOM TWO 12′0″ max x 8′11″ max




Another neutrally decorated double bedroom with space for bedroom items, a floor to ceiling fitted wardrobe and a lovely view over the rear garden. A door leads to the landing.

BATHROOM 7′4″ apx x 5′11″ apx




The modern bathroom is fitted with a three piece white suite, including a bath with waterfall shower over, a pedestal hand wash basin with mixer tap and a low level W.C. The room is fully tiled, has complementary vinyl underfoot and a louvre style storage cupboard which provides storage and houses the properties boiler. There is an obscure glazed window and a bifold door leads to the landing.

REAR GARDEN





To the rear of the property there is a low maintenance paved garden which has decorative shale and raised flowerbed borders. A lovely area, ideal for outdoor dining and with space for garden furniture. A pathway leads to the bottom of the garden where there is an outbuilding and a timber gate opens to a rear pathway.

EXTERNAL FRONT AND PARKING





The front of the property has a low maintenance paved garden, a low stone wall with hedging and is ideal for sitting out and for decorative pots/planters.



***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 Years
Start date - 01/01/1925
Years remaining - 898

ADDITIONAL COSTS:
Ground rent - £** per annum TBC

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Stone

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
None Known

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.

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.

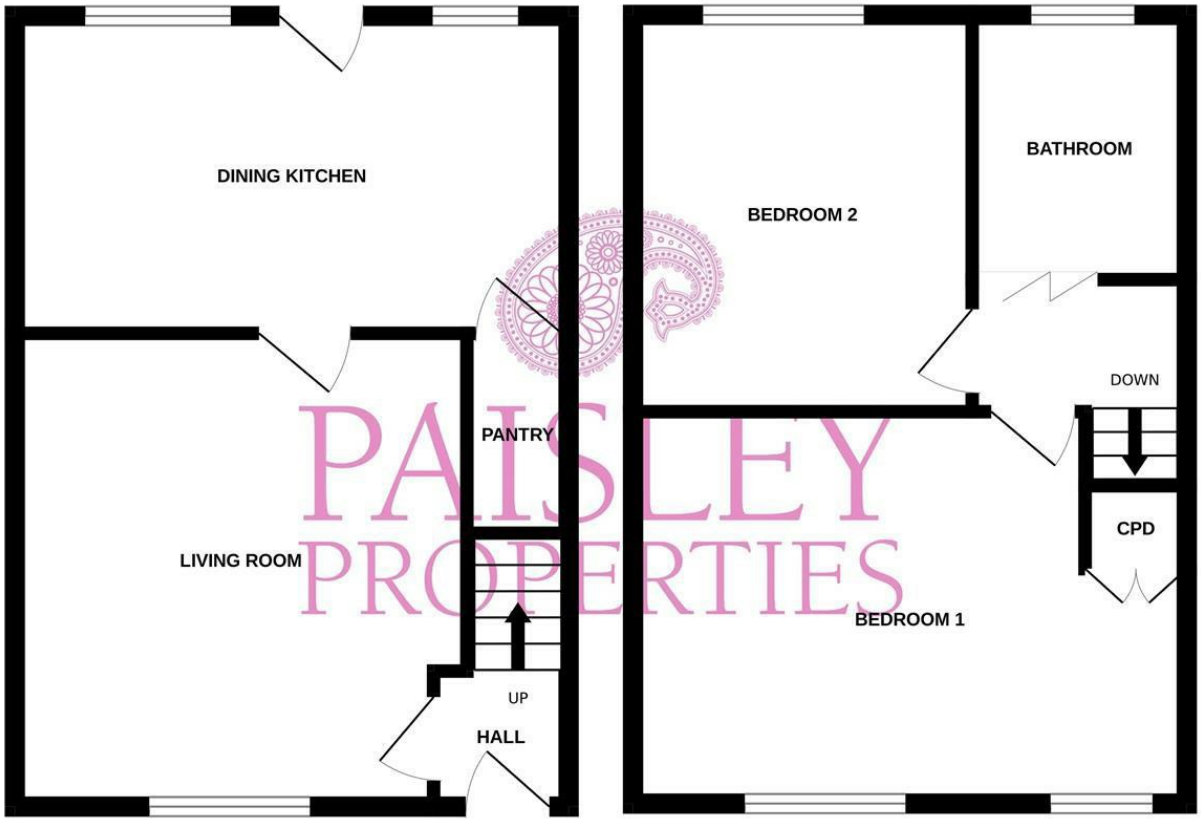
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy,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

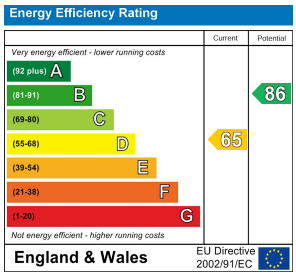
GROUND FLOOR

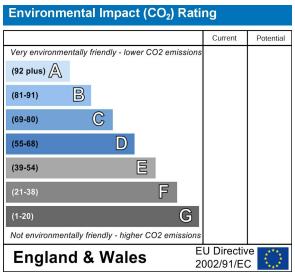
1ST FLOOR



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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