

183 Rawthorpe Lane,  
Rawthorpe HD5 9PB

OFFERS AROUND  
£125,000



THIS TWO BEDROOM MID TERRACE PROPERTY IS NICELY PRESENTED THROUGHOUT AND BOASTS AN ATTIC ROOM, GOOD SIZE GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a upvc door into the welcoming entrance hallway. A door leads through to the lounge and stairs ascend to the first floor landing.

## LOUNGE 12'10" apx x 11'8" apx

Located to the front of the property with a large window allowing a generous amount of natural light to flood in, this neutrally decorated lounge has space to accommodate freestanding furniture. Laminate flooring flows underfoot and doors lead to the entrance hall and dining kitchen.



## DINING KITCHEN 14'8"apx x 7'2" apx

Spanning the width of the property, the dining kitchen is fitted with a range of timber effect wall and base units, complimentary work surfaces tiled splash backs and a stainless steel sink and drainer with mixer tap over. There is space for a gas oven, fridge freezer and plumbing for a washing machine. To the right side of the kitchen is room for a table and chairs. An understairs storage area provides space for household items. A rear window provides a pleasant outlook over the garden, there is laminate flooring underfoot and a door leads to the lounge. An external door opens to the rear garden.

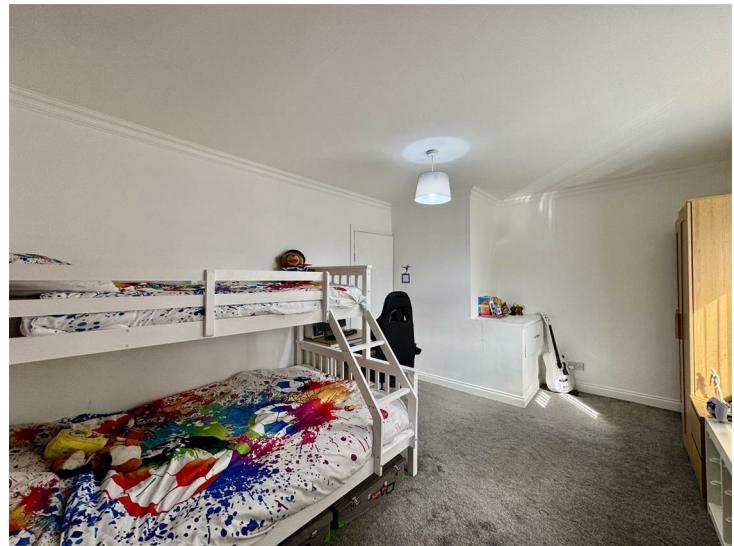


## FIRST FLOOR LANDING

Stairs ascend to the first floor landing and doors lead through to the two double bedrooms and the house bathroom. A pull down ladder provides access to the attic room.

### **BEDROOM ONE 14'9" apx x 11'4" max**

Spanning the front of the property, this generous double bedroom has an abundance of space for a range of free standing bedroom furniture and benefits from bulk head storage. A window gives a view of the garden and street scene below and a door leads to the landing.



### **BEDROOM TWO 8'10" apx x 8'9" apx**

This good size double bedroom is situated at the rear of the property with garden views. The room has space to accommodate freestanding furniture and a door leads through to the landing.



### **BATHROOM 5'6" apx x 5'6" apx**

This attractive house bathroom is fitted with a three-piece white suite, including a bath with waterfall shower over with glass screen, a vanity hand wash basin with mixer tap sat upon cabinetry and a low level W.C. The room is fully tiled with complimentary tiled flooring underfoot, has a chrome towel radiator, an obscure glazed rear window and a door leads to the landing.



### **ATTIC ROOM 14'9" max into eaves x 13'10" apx**

Currently used as an occasional bedroom, this converted attic space can be accessed by a pull down ladder and has light and power.



### **REAR GARDEN**

To the rear of the property is an area ideal for outdoor dining and a fence enclosed lawn with space for garden furniture.



#### **EXTERNAL FRONT AND PARKING**

Entered through a wrought iron gate is a great sized enclosed lawn garden. A pathway leads to the front door.

The property has on street parking.



## **\*MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING: On Street Parking

RIGHTS AND RESTRICTIONS:

The property has a right of access over neighbouring land

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**

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.

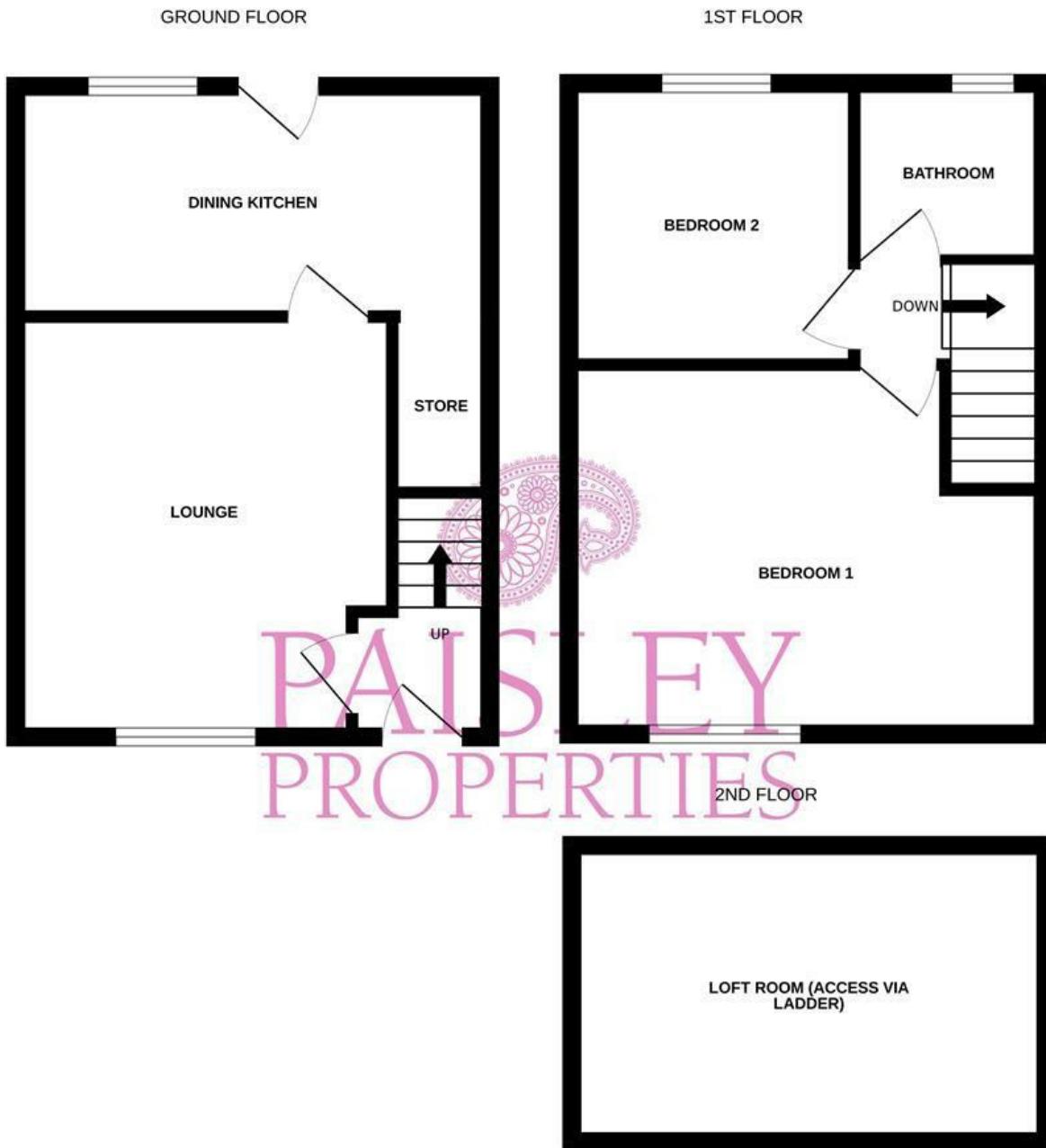
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.

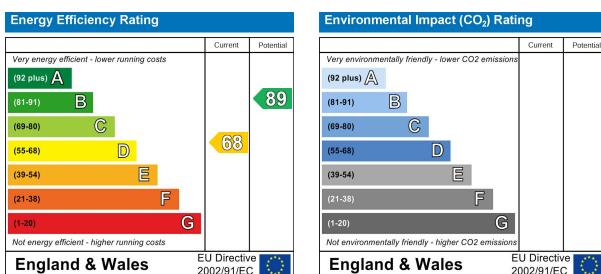
## **SURVEY TEXT**

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](mailto: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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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Maplewell Office:  
4 Blacker Road,  
Maplewell, S75 6BW  
t: 01226 395404

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