77 Longley Road, Huddersfield HD5 8JN

OFFERS AROUND
£260,000

THIS WONDERFUL FOUR BEDROOM SEMI DETACHED FAMILY HOME IS IN NEED OF MODERNISATION BUT OFFERS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, GENEROUS SIZE GARDENS, AN INTEGRAL GARAGE AND A DRIVEWAY.

LEASEHOLD - 999 YEARS - EXPIRES 2923 - CHARGES - £2.50 PER ANNUM / COUNCIL TAX BAND C / ENERGY RATING E

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into a welcoming entrance hallway. A staircase with a timber balustrade ascends to first floor landing and doors lead to the dining room, cellar head and through to the garage.

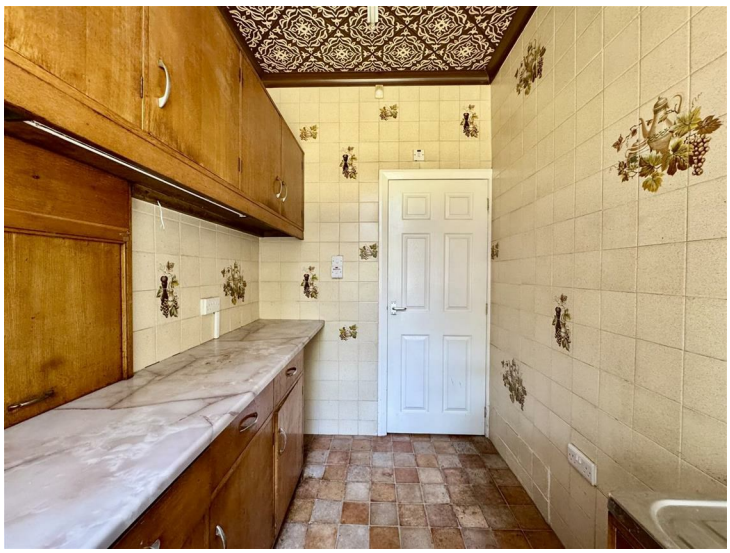
LIVING ROOM 19′3″ max x 14′1″ max

This generously sized reception room is bright and airy and flooded with natural light through its bay style window with wonderful stained glass tops. The focal points of the room being the fireplace housing a coal effect gas fire. There is ample space for freestanding furniture and sliding doors open through to the dining room.

DINING ROOM 12′11″ max x 10′6″ max

This good size dining room has space for a dining table, chairs and freestanding furniture. There is a wall mounted gas fire with tile hearth and charming fitted cabinetry. A large patio sliding door offers a lovely view over the rear garden and doors lead through to the W.C and back through to the hallway. Sliding doors open to the living room.

KITCHEN 8′8″ max x 5′10″ max



Located at the rear of the property with a view of the garden is the kitchen which is fitted with a range of timber base and wall units and worktops with tile splashbacks, a serving hatch and a stainless steel sink and drainer. There is space for a freestanding gas oven. There is vinyl flooring underfoot and a door leads to the hallway.

GROUND FLOOR W.C 4′3″ max x 2′6″ max
Accessed from the dining room, comprising of a low level W.C and a wall hung hand wash basin.

CELLAR 12′0″ max x 5′6″ max
Accessed from the kitchen is a cellar with space to store household items.

FIRST FLOOR LANDING
Stairs ascend to the first floor split landing, a hatch provides access to the loft and doors lead through to four bedrooms and the bathroom.

BEDROOM ONE 12′10″ max x 10′9″ max

This superb double bedroom is positioned at the front of the property with views over the front garden and street scene below from the large stained glass window. There is ample space for freestanding bedroom furniture, fitted cabinetry, a fitted wardrobe and an electric fire with a tile hearth. A door leads to the landing.

BEDROOM TWO 12′4″ max x 10′9″ max

Another sizeable double bedroom offers space for free standing bedroom furniture, a fitted floor to ceiling storage cupboard, wardrobe, dressing table and a wall mounted electric fire. A stained glass window gives a pleasant view over the rear garden and a door leads to the landing.

BEDROOM THREE 12′6″ max x 9′3″ max

Flooded with natural light through its triple aspect windows and offering lovely views, this double bedroom offers space for bedroom items and a door leads to the landing.

BEDROOM FOUR 9′9″ max x 5′10″ max

This bright single bedroom would make a great home office if required and is located to the front of the property. The room benefits from fitted bulk head storage and space for freestanding furniture. A door leads to the landing.

BATHROOM 9'4" max x 5'10" max

The bathroom is fitted with a three piece suite, including a bath, a pedestal hand wash basin and a low level W.C. The room is fully tiled and a stained glass rear obscure window allows natural light to flow through the space. There is a floor to ceiling storage cupboard which has space for towels and also houses the water cylinder and water tank. A door leads to the landing.

EXTERNAL, GARDENS AND GARAGE

Occupying a generous plot, the property benefits from well-maintained gardens to both the front and rear, providing ample outdoor space for families, keen gardeners or those who simply enjoy spending time outside. A lengthy driveway accessed by double wrought iron gates offers off-road parking for multiple vehicles and leads to an integral garage with power, plumbing and doors which open to the hallway and to the rear garden. Presenting excellent potential for conversion (subject to any necessary consents) and creating additional living accommodation if desired. A separate wrought iron gate opens to a pathway leading to the rear garden.

***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease -999 YEARS
Start date - 25/03/1924
Years remaining - 897

ADDITIONAL COSTS:
Ground rent - £2.50 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway

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 - ALMONDBURY
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.

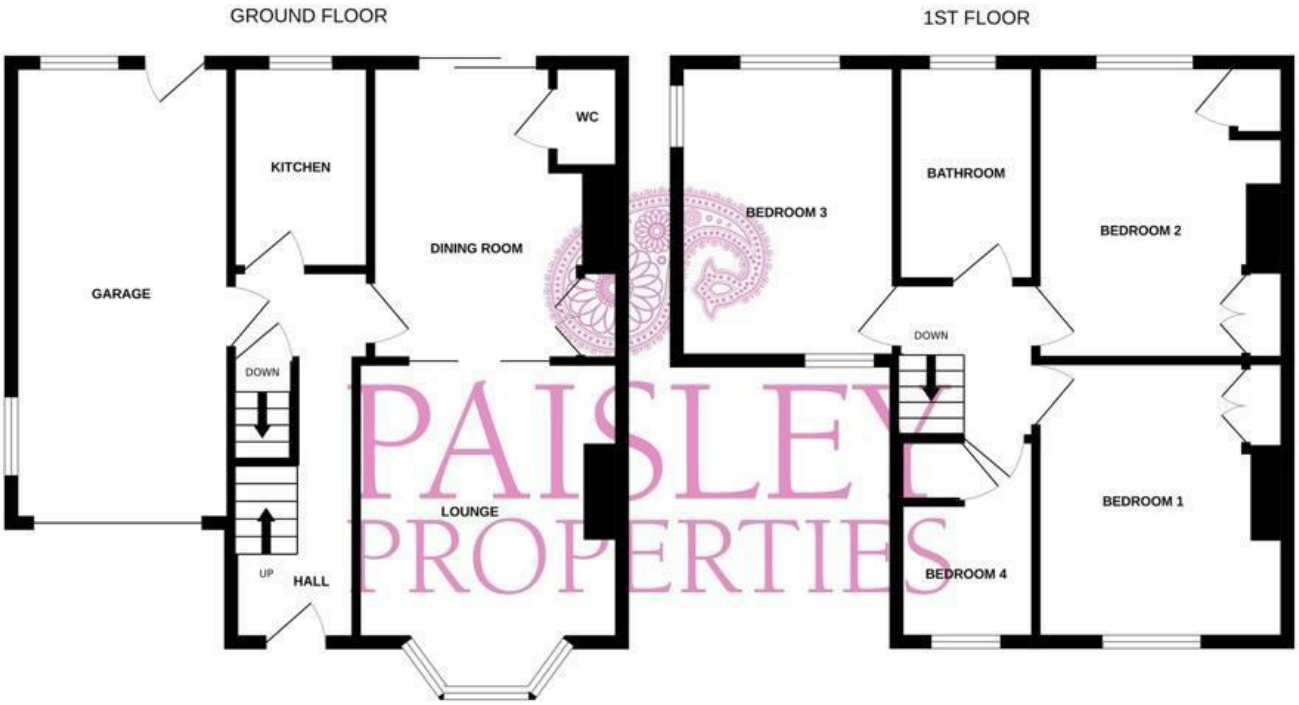
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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 - PAISLEY / ALMONDBURY
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 - PAISLEY / ALMONDBURY
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.



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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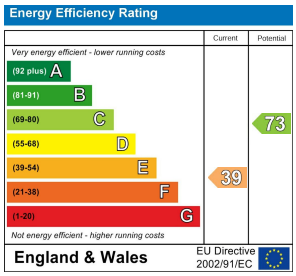

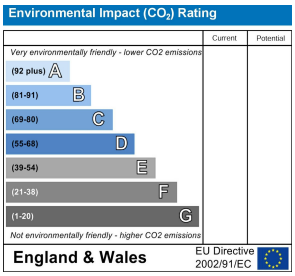

www.paisleyproperties.co.uk

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

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

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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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