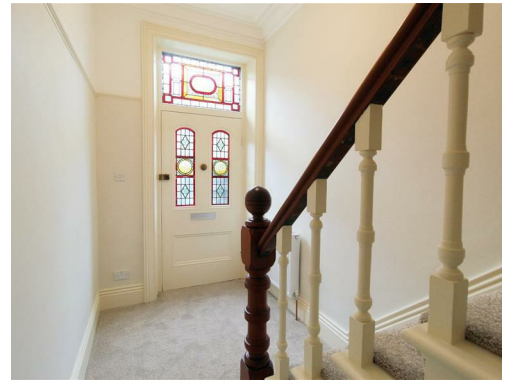


29 Wormald Street,  
Almondbury HD5 8NQ

OFFERS AROUND  
£315,000



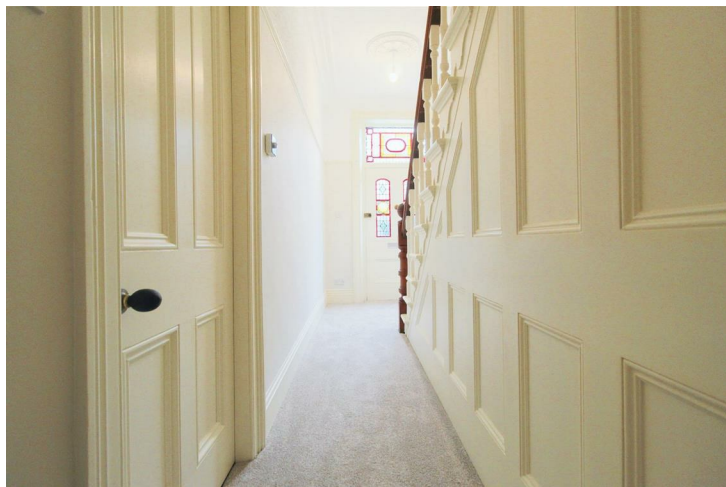
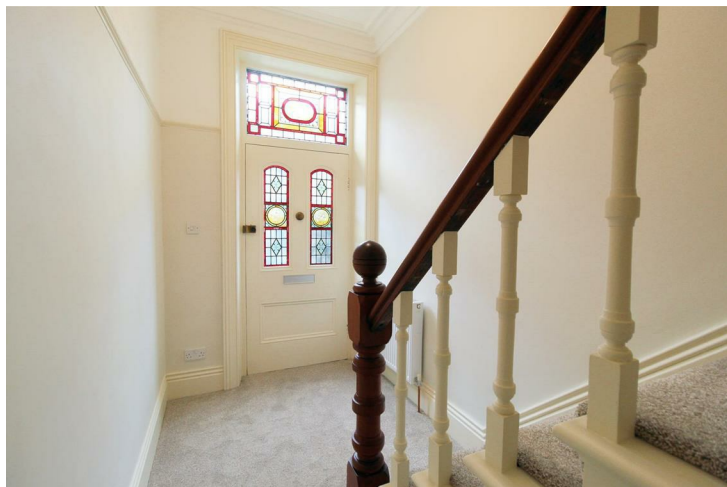
FULLY RENOVATED THROUGHOUT AND IMMACULATELY PRESENTED IS THIS FIVE BEDROOM TERRACE PROPERTY BOASTING RESTORED CHARACTERFUL FEATURES, NEWLY FITTED KITCHEN AND BATHROOMS, VAULTED UTILITY CELLAR AND ON STREET PARKING.

LEASEHOLD 999 YEARS - EXPIRES 2890 - £1.67 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a timber part glazed original stained glass door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. With wonderful high ceilings, coving and ceiling rose, ample room to remove shoes and coats, space for freestanding furniture, brand new carpet flooring underfoot, doorways lead to the cellar head, living room, dining room, and stairs with a timber balustrade ascend to the first floor landing.



## LIVING ROOM 14'7" x 14'10"

This light and airy room is beautifully presented with high ceilings, picture rails, intricate frieze, ceiling rose and has a cast iron fireplace with tiled hearth, a great amount of space to accommodate free standing furniture, alcoves to either side of the chimney breast and a large original sash window which gives a view of the front garden and a door leads through to the entrance hallway.



## DINING ROOM 14'10" x 14'3"

This huge reception room would make a lovely living/dining room with ample space for a dining table and chairs with beautiful exposed stone fireplace housing a Dunsley Eco-burn multi fuel stove, a large Sash window overlooks the rear garden and allows natural light to flood the room. An opening leads through to the kitchen an external stable door opens to the garden and a door leads back through to the entrance hallway.



### **KITCHEN 11'0" x 5'10"**

This stylish and newly fitted kitchen is fitted with a range of pale grey wall and base units, beech work surfaces with attractive tile splash backs and composite sink and drainer with mixer tap over. Integrated appliances include a dishwasher, fridge freezer and electric oven with five ring gas hob and extractor fan over. A large window gives a view over the rear garden, tile flooring underfoot and spotlights to the ceiling complete the look and an opening leads through to the dining room.





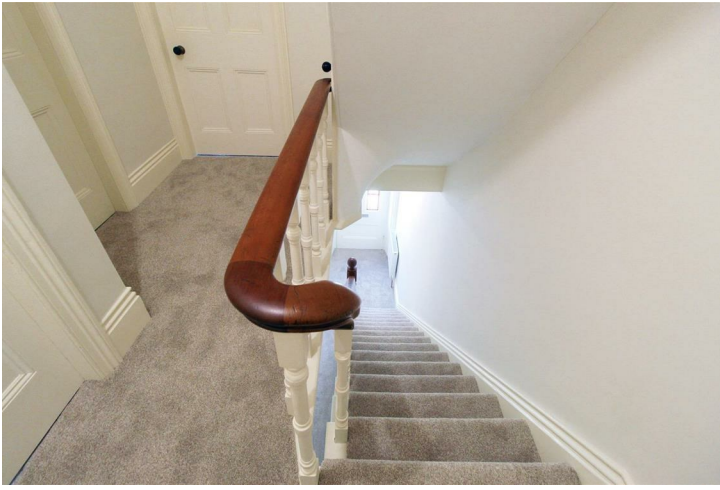
### **CELLAR/UTILITY ROOM 17'9" x 9'2"**

This good sized exposed stone and brick vaulted cellar houses the property boiler system and would make a great utility room with extra fridge and freezer space, plumbing for a washing machine, space for a tumble drier, a porcelain sink pressurised hot water cylinder affording hot water to all floors, inset shelving and stone steps ascend to the entrance hallway.



### **FIRST FLOOR LANDING**

From the entrance hallway stairs with spindled balustrades ascend to the first floor landing and doors lead to three bedrooms, family bathroom and a door to the staircase for the second floor.



### **BEDROOM ONE 14'10" x 14'8"**

This generous sized double bedroom positioned to the rear of the house has ample space for freestanding furniture and features high ceilings, ceiling rose, picture rails and the large sash window gives views over the rear garden and lovely rooftop views beyond. Doors lead through to the en suite shower room and through to the landing.



### **EN SUITE SHOWER ROOM 5'8" x 2'11"**

Newly fitted with a white three piece suite including a corner shower with glass screen, wall hung wash basin, low level W.C, chrome heated towel radiator, fully tiled with complimentary tile underfoot, spotlights to the ceiling and a door leads through to bedroom one



### **BEDROOM TWO 14'9" x 12'9"**

Positioned at the front of the property and being an excellent sized double bedroom with ample room for freestanding furniture, again featuring high ceilings, ceiling rose and a decorative cast iron fireplace. A Sash window gives a view over the street scene below and a doorway leads to the landing.



### **BEDROOM THREE 8'7" x 7'5"**

A bright small double bedroom with high ceilings located at the front of the property with space for freestanding bedroom furniture and a door leads on to the landing.



### **HOUSE BATHROOM 10'1" x 8'7" max**

This contemporary bathroom is fitted with a four piece white suite, including a free standing roll top bath, vanity hand wash basin, double corner shower with glass cubicle and rainfall shower and a low level W.C. The room is partially tiled, complimentary tiled flooring underfoot, a large Sash obscure glazed rear window, anthracite heated towel rail, spotlights to the ceiling and a door leads to the first floor landing.



### **SECOND FLOOR LANDING 10'1" x 5'10"**

From the first floor landing a staircase with timber balustrade ascends to the second floor landing, a velux window lets natural light flow through on this great sized landing which has space for freestanding furniture or a small office space and doors lead to two bedrooms.



#### **BEDROOM FOUR 19'2" x 9'8"**

Nestled in the eaves and with exposed beams this double bedroom has space for freestanding bedroom furniture, bulk head shelving, under eaves storage and is light and airy courtesy of the spotlights and velux window. Doors lead through to the second floor landing and the Jack and Jill shower room.



#### **JACK AND JILL SHOWER ROOM 9'4" x 4'3"**

This handy shower room serves both bedrooms on the second floor and is fitted with a double corner shower, pedestal hand wash basin, low level W.C and anthracite heated towel radiator. The room is fully tiled with complimentary floor tiles, spotlights to the ceiling and doors lead through to bedroom four and five.



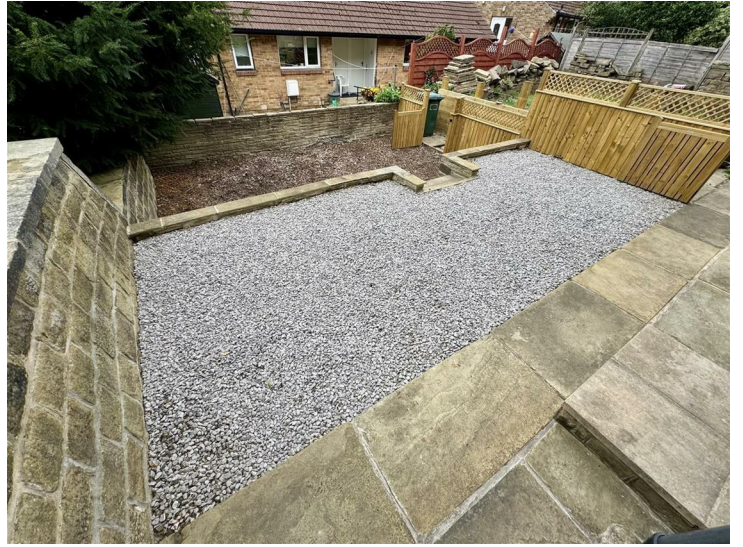
### **BEDROOM FIVE 12'11" x 10'2"**

Another double bedroom nestled in the eaves with exposed beams, spotlights and velux window, space for freestanding bedroom furniture and doors lead through to the second floor landing and Jack and Jill shower room.



### **REAR GARDEN**

To the rear of the property there is a charming tiered, low maintenance garden with gravel patio perfect for al-fresco dining and the lower tier has woodchip with space for garden furniture and a timber outbuilding if desired. A ginnel leads through to the front of the property.



## EXTERNAL FRONT

To the front of the property is a lovely gravel patio area ideal to sit out or for pots/planters and a designated area for bins.



**\*MATERIAL INFORMATION**

TENURE: Leasehold

Length of lease - 999 years

Start date - 1891

Years remaining - 865 years

ADDITIONAL COSTS:

Ground rent - £1.67 pa

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

On Street Parking /

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

ENVIRONMENT:

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

**LEASEHOLD INFORMATION**

Leasehold is a 999 years from 1891 and is £1.67 per annum

**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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

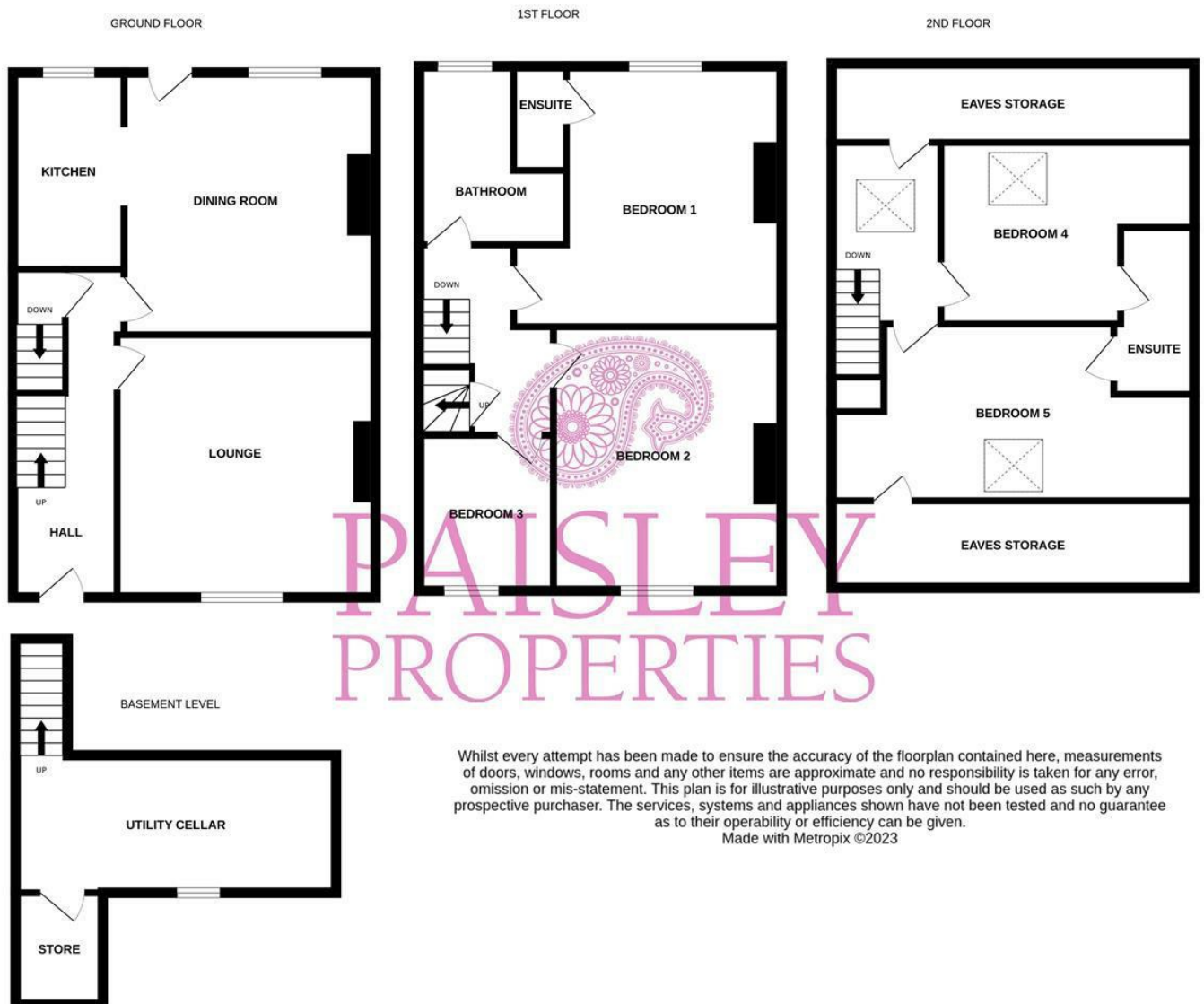
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

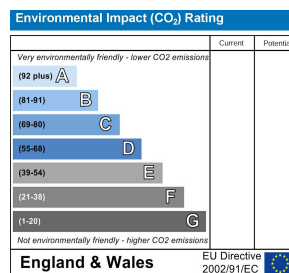
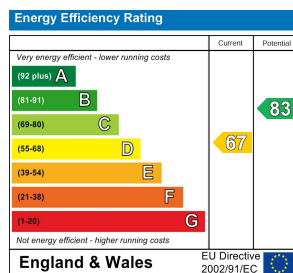
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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)

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**PAISLEY**  
PROPERTIES