



\*\*NO CHAIN\*\* TUCKED AWAY AT THE END OF A PRIVATE DRIVEWAY IS THIS ONE BEDROOM GRADE II LISTED CHARACTER PROPERTY BOASTING SPACIOUS LIVING ACCOMMODATION AND OFF ROAD PARKING FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING EXEMPT.

## LIVING DINING KITCHEN 23'3" x 10'7" max

You enter the property through a timber door in to this neutrally decorated open plan living dining kitchen which really is the heart of the home. There is an abundance of space to accommodate living room furniture, a dining table and chairs and windows with deep sills flood the space with natural light. The kitchen is fitted with a range of base and wall units, contrasting worktops, stainless steel sink with mixer tap over and tiled splashbacks. Cooking facilities comprise of an electric fan oven and four ring gas hob with an extractor fan over. There is space for a fridge freezer and plumbing for a washing machine. High ceilings and exposed beams complete the room, an open staircase ascends to the first floor and doors open to the ground floor bedroom and an under stairs store cupboard ideal for household items.





### **BEDROOM ONE 10'8" x 9'6" max**

This generous ground floor double bedroom has ample space for freestanding bedroom furniture, a window gives a view over the front of the property and a door leads through to the kitchen.



### **BATHROOM 7'6" x 6'5" max**

This attractive bathroom is fitted with a three piece white suite including a bath with shower over and glass screen, low level W.C and pedestal hand wash basin. The room is partially tiled, has a chrome towel radiator, complimentary tile to the floor and a velux window to the ceiling providing pleasant views. A door provides access to a good size under eaves storage space and a door leads on to the landing.



## EXTERNAL AND OFF ROAD PARKING

To the front of the property is a parking space for two vehicles and a patio area ideal for sitting out and for pots/planters.



## **\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND A

PROPERTY CONSTRUCTION: STONE

PARKING: OFF ROAD PARKING

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS

\*Broadband & Mobile - FIBRE

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: GRADE 2 LISTED

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **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. \*

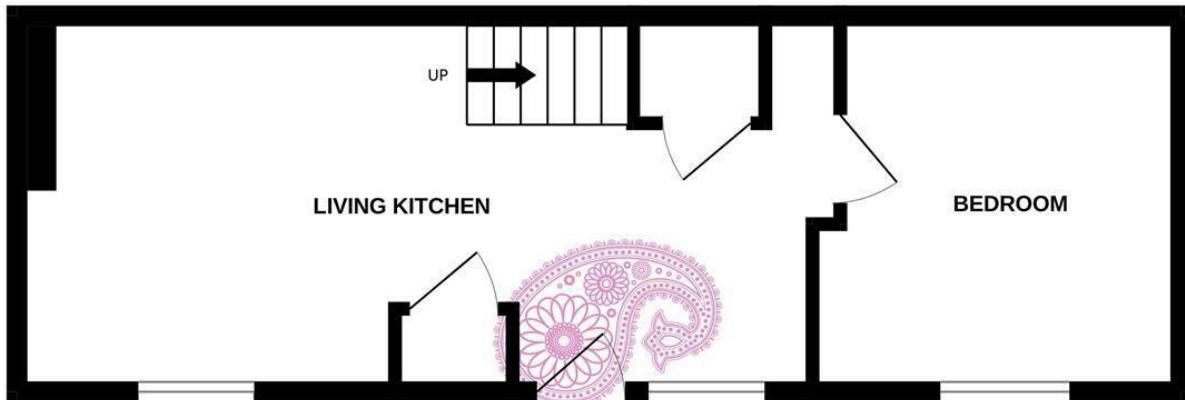
## **PAISLEY**

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**

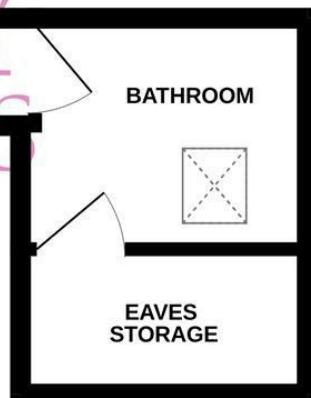
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

### 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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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 57                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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