104 Woodhead Road, Lockwood HD4 6ET

OFFERS AROUND
£140,000

** NO CHAIN** THIS SPACIOUS AND VERSATILE FOUR BEDROOM OVER-DWELLING IS IN NEED OF MODERNISATION, BOASTS ACCOMMODATION OVER THREE FLOORS AND IS CONVENIENTLY LOCATED CLOSE TO HUDDERSFIELD TOWN CENTRE.

LEASEHOLD: 999 YEARS - EXPIRES 2880 - CHARGES £1.51 PER ANNUM / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE
You enter the property through a part-glazed uPVC door. Stairs with a characterful arch ascend to the first floor and doors lead to the dining kitchen and living room.

DINING KITCHEN 15′5″ max x 12′6″ max

The kitchen is fitted with a range of wood wall and base units, green marble effect roll top work surface with matching tiled splashback, stainless steel one and a half bowl sink with mixer tap over and tile effect laminate flooring. There are integrated appliances including Smeg double oven, four ring gas hob and a concealed extractor fan. There is space for a fridge freezer and plumbing for a washing machine. The room has dual aspect windows which flood the room with natural light and there is space for a dining table and chairs. Doors lead to the lower ground floor bedroom and through to the hallway.

LOUNGE 13′8″ max x 16′4″ max

This room is generously proportioned and light and airy courtesy of the dual aspect windows, which offers views across the woodland area to the rear of the property. The room features a fireplace with a wooden surround and tiled hearth. A door leads to the hallway.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has doors leading through to the three bedrooms and house bathroom. A window gives elevated views.

BEDROOM ONE 10′5″ max x 11′0″ max

This spacious double bedroom has space for free standing bedroom furniture. A large front facing window gives views over the front of the street scene below and a door leads to the landing.

BEDROOM TWO 9′3″ apx x 8′0″ apx

Another double bedroom situated to the rear of the property having views overlooking the woodland area from its windows. A door leads to the landing.

BEDROOM THREE 6′3″ max x 8′10″ max

This single bedroom is perfect for a nursery, playroom or home office. There is a front facing window, loft access and a door leads to the landing.

HOUSE BATHROOM 7'2" apx x 5'1" apx

The family bathroom is fitted with a three piece white suite, including a p-shaped bath with electric shower over, hand wash basin with mixer tap set on a vanity unit and low level W.C. The room is partially tiled with white wall tiles and has contrasting tile effect vinyl flooring. Positioned to the rear of the property the bathroom has an obscure glazed window and a door leads onto the landing.

LOWER GROUND FLOOR
Stairs descend from the kitchen to the lower ground floor.

BEDROOM FOUR / OFFICE SPACE / HOBBY ROOM 7'5" max x 13'2" max

This versatile room is located on the lower floor of the property, has ample space to accommodate free standing furniture and also benefits from having an en-suite shower room.

EN-SUITE SHOWER ROOM
The en-suite is fitted with a shower with glazed door, a pedestal hand wash basin and a low flush W.C. The room has laminate flooring, spot lighting to the ceiling and an extractor fan. A door leads to the bedroom.

OUTSIDE

To the front of the house is a low maintenance patio area

***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 Years
Start date - 25/3/1881
Years remaining - 855

ADDITIONAL COSTS:
Ground rent - £ 1.51 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

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
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.

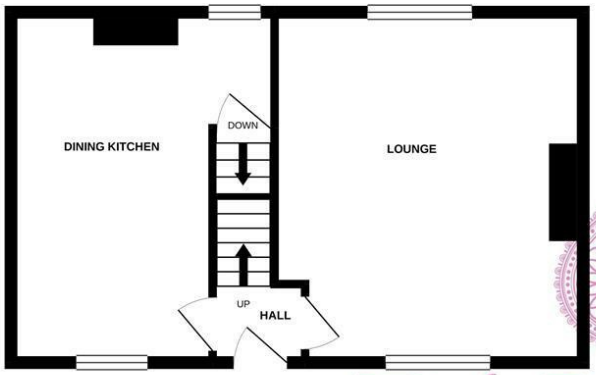
AGENT NOTES
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information 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.

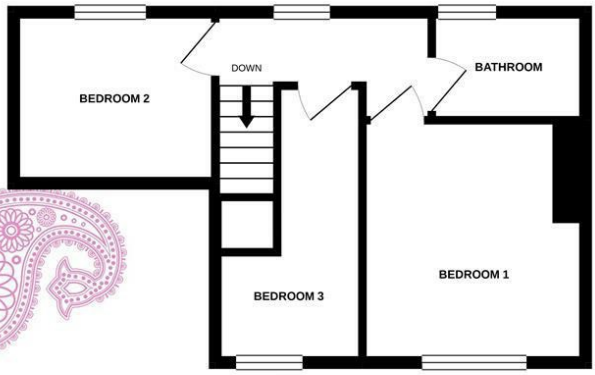
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

GROUND FLOOR



1ST FLOOR



BASEMENT LEVEL

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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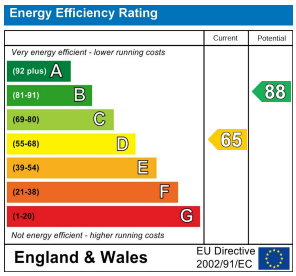

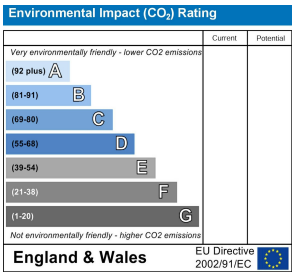

www.paisleyproperties.co.uk

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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