



\*\* NO CHAIN\*\* THIS CHARMING AND BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, LOW MAINTENANCE GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

## ENTRANCE PORCH 5'7" max x 4'7" max



You enter the property through a upvc door into a handy entrance porch which has dual aspect windows, space to remove and store outdoor clothing, tile flooring underfoot and a door opens to the living room.

## LIVING ROOM 14'5" max x 12'11" max



This beautifully presented and generous size reception room has a large front facing window with a view out to the front garden. The focal point being a multi fuel stove sat within a brick fireplace with timber mantle and a slate hearth. There are two alcoves and space to accommodate free standing living room furniture. A door leads through to the inner hall and back through to the entrance porch.



### **KITCHEN 14'4" max x 7'2" max**



Spanning the rear of the property, this attractive kitchen has a window with a view over the rear garden, cream wall and base units, contrasting roll top work surfaces with tile splash backs and a composite sink and drainer with mixer tap over. Integrated appliances include a dishwasher, electric oven and a four ring gas hob with extractor fan over, plumbing for a washing machine, space for a fridge freezer and a breakfast bar area with storage providing space for informal dining. Spotlighting to the ceiling and laminate flooring completes the look. A door opens to the cellar head, an external door opens to the rear garden and a doorway leads back through to the inner hall.

### **CELLAR 5'11" max x 4'11" max**

Stone steps descend to a storage cellar which provides room for household items.

### **FIRST FLOOR LANDING**

A staircase with a timber balustrade ascends to the first floor landing and doors lead through to the two bedrooms and bathroom. A hatch provides access into the loft space.

**BEDROOM ONE 14'5" max x 12'11" max**

Nicely presented and located to the front of the property with pleasant views over to Castle Hill is this extremely spacious double bedroom which has ample space for freestanding furniture and two windows allow natural light to flood the room. A door leads through to the first floor landing.

**BEDROOM TWO 10'5" max x 9'3" max**

A bright double bedroom located to the rear of the property having views over the garden below. The room has space for furniture and a door leads through to the first floor landing.

## BATHROOM 7'7" max x 3'11" max



The bathroom is fitted with a three-piece white suite including a bath with shower over, pedestal hand wash basin and a low level W.C. The room is partially tiled, has vinyl flooring underfoot, a rear obscure window and a door leads through to the first floor landing.

## REAR GARDEN



To the rear of the property is a good size fence enclosed artificial lawn and patio garden ideal for outdoor entertaining and barbecues. A timber gate opens to a back lane.

## EXTERNAL FRONT AND PARKING



Entered by a wrought iron gate is a lawned garden with low stone wall and an ideal space to sit out or for pots/planters.

The property has on street parking.

## **\*MATERIAL INFORMATION**

TENURE:

Freehold

### ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

### 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.

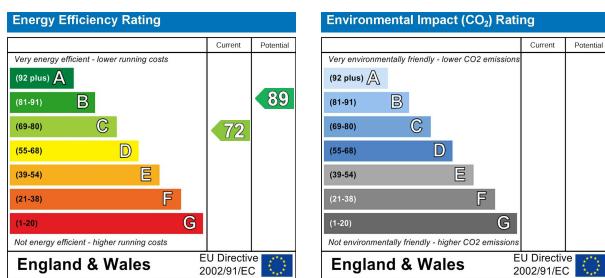
## **SURVEY TEXT**

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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