



THIS BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE BOASTS CHARACTER AND CHARM THROUGHOUT, A LOW MAINTENANCE GARDEN, DOUBLE DRIVEWAY FOR MULTIPLE VEHICLES AND A DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

## ENTRANCE HALL

You enter the property through a timber door into this welcoming entrance hallway. There is space to remove outdoor clothing, a door leads to the living room and a staircase with an exposed stone wall ascends to the first floor landing.

## LIVING ROOM 16'0" max x 14'4" max

This spacious living room can comfortably house a range of freestanding furniture and has a charming timber fireplace with a tile hearth housing a multi fuel stove which creates a lovely focal point. The room has dual aspect windows allowing natural light to flood in and characterful beams to the ceiling. Doors lead to the rear stairs and back through to the entrance hall.





### DINING KITCHEN 16'6" max x 16'4" max

This good size dining kitchen is fitted with a range of wall and base units, contrasting work surfaces with matching upstands and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a four ring gas hob with concealed extractor, electric oven, space for a fridge freezer, dishwasher and plumbing for a washing machine. There is space for a dining table and chairs. There are beams to the ceiling, a lovely exposed stone wall, timber flooring underfoot and doors lead to the store room, garden and a staircase ascends to the living room.





### **STORE ROOM 15'4" max x 5'2" max**

Accessed from the dining kitchen and currently used as a storage room, this space has potential to allow a utility space and/or a W.C.

### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing which has a glass balustrade, a beautiful exposed stone wall and space for freestanding furniture if required. A window overlooks the garden below and timber doors open to the two bedrooms, house bathroom and a hatch gives access to the loft.



### **BEDROOM ONE 11'0" max x 9'11" max**

A wonderfully presented double bedroom which has ample space for freestanding bedroom items. There is neutral decor and a front facing window floods the room with natural light. A door leads to the landing.



### **BEDROOM TWO 7'4" max x 7'1"ax**

A well proportioned single bedroom located to the front of the property having bulk head storage and space for bedroom furniture. A door leads to the landing.



### **BATHROOM 9'9" apx x 4'10" apx**

This stylish house bathroom is fitted with a three piece white suite including a bath with waterfall shower over and curved screen, vanity hand wash basin with mixer tap over and low level W.C. The room is fully tiled with stone effect wall tiles, has a towel radiator, LED mirror and a rear facing obscure glazed window floods the room with light. Spot lights and complimentary tile flooring complete the room nicely and a door leads to the landing.



### **REAR GARDEN**

Accessed from the dining kitchen or from the driveway this good size, low maintenance fence enclosed garden has an artificial lawn and a patio ideal for outdoor dining and entertaining.





#### **EXTERNAL FRONT, GARAGE AND DOUBLE DRIVEWAY**

To the side of the property is a double driveway which provides parking for multiple vehicles and then leads to a detached garage which has power and a side access door. There is space for a timber outbuilding if desired and a timber gate opens to stone steps which descend to the rear garden.



## **\*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:

Stone

PARKING:

Garage / Double Driveway

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.

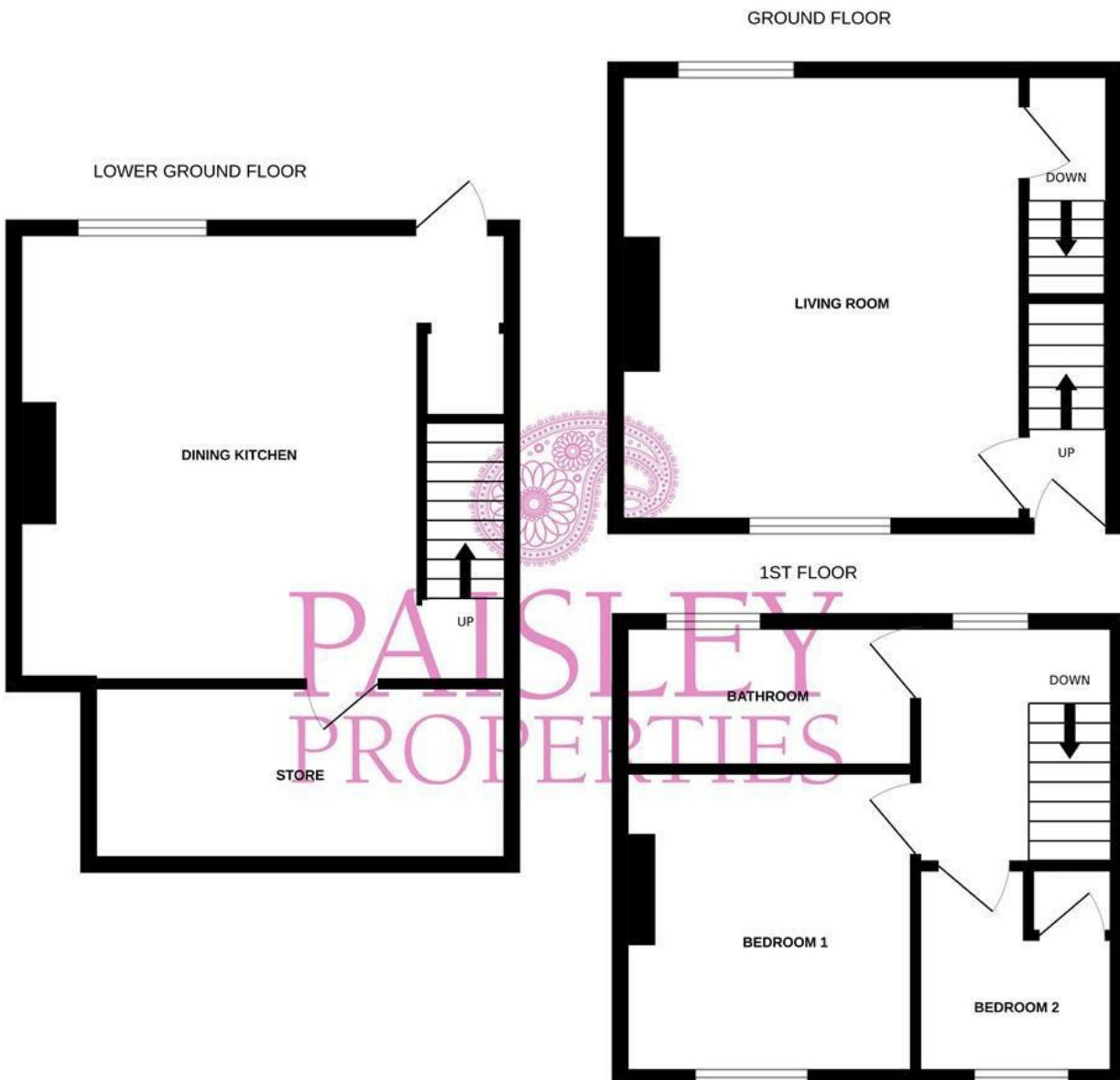
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.

Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	80	63
(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	

[www.paisleyproperties.co.uk](http://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

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

