



BURSTING WITH POTENTIAL AND IN NEED OF MODERNISATION IS THIS THREE BEDROOM END TERRACE PROPERTY WHICH BOASTS SPACIOUS LIVING ACCOMMODATION GENEROUS GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E

## ENTRANCE HALLWAY

You enter the property through a Upvc door in to the entrance hallway with space to remove outdoor clothing. A staircase ascends to the first floor landing and a door leads through to the lounge.

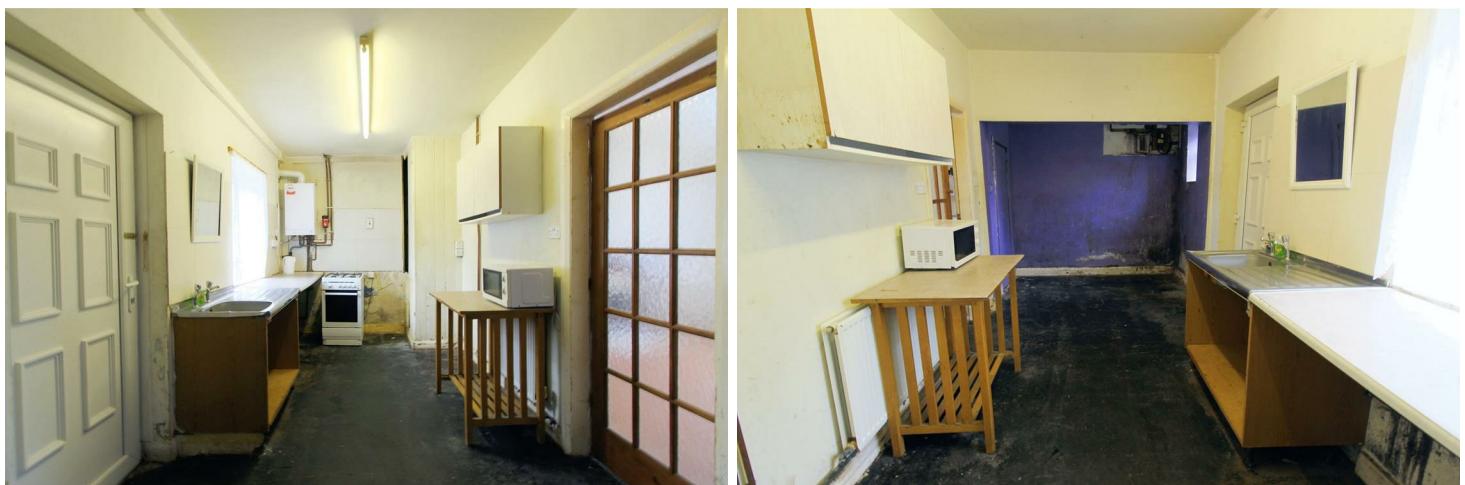
## LOUNGE 15'1" apx x 14'0"apx

This spacious living room is located to the front of the property and offers ample room for freestanding furniture. A timber effect fireplace with marble hearth creates a focal point to the room and laminate flooring flows underfoot. A front facing window has a view over the front garden and doors lead through to the dining kitchen and entrance hallway.



## DINING KITCHEN 18'4" max x 7'9" apx

This good size dining kitchen is located to the rear of the property and has an outlook to the garden through its windows. The kitchen is fitted with a range of wall and base units, a floor to ceiling storage cupboard, contrasting worksurfaces, tile splashbacks and a stainless steel sink with drainer. There is space for a gas cooker, a fridge freezer and plumbing for a washing machine. To the side of the kitchen is space for a dining table and chairs. A door opens to a storage pantry ideal for household items and an external door opens to the rear garden.



## FIRST FLOOR LANDING

A staircase ascends from the entrance hallway to the first floor landing where there is loft access via a hatch. Doors lead through to three bedrooms, separate W.C and bathroom.

## BEDROOM ONE 11'3" apx x 12'9" max

Located to the front of the property is this generous double bedroom with floor to ceiling storage, ample space for additional freestanding furniture and a large window gives views over the garden and street scene beyond. A door leads through to the first floor landing.



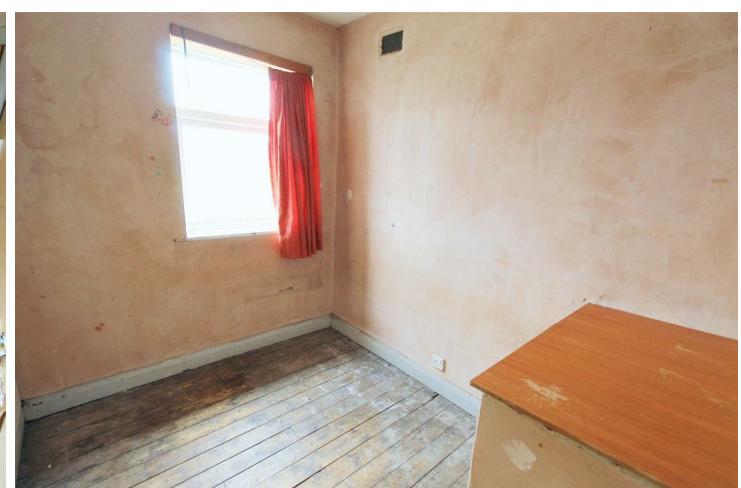
### **BEDROOM TWO 11'4" apx x 9'1" apx**

This good sized double bedroom positioned to the rear of the house has space for freestanding furniture. A window provides a view over the rear garden and a door leads to the first floor landing.



### **BEDROOM THREE 6'7" apx x 9'1" apx**

This single bedroom could also make a great office space, has bulkhead shelving and is positioned at the front of the property overlooking the garden and street scene beyond. A door leads to the first floor landing.



## **BATHROOM 5'9" apx x 5'6" apx**

The bathroom is fitted with a two-piece white suite including a bath and pedestal hand wash basin. The room is partially tiled, has a rear obscure window and a door leads through to the first floor landing.



## **SEPARATE W.C 2'7" apx x 4'11" apx**

This handy room has a low flush W.C, obscure rear facing window and has vinyl flooring underfoot. A door leads through to the first floor landing.

## **REAR GARDEN**

Accessed from the kitchen or a path to the side of the house is this good size garden with ample space for garden furniture and a timber outbuilding if desired.



## **EXTERNAL FRONT**

Entered by a timber gate to a shared pathway is a paved garden enclosed by fencing and mature hedges.



## **\*MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: Kirklees, A

PROPERTY CONSTRUCTION: Stone

PARKING: On Street

## UTILITIES:

\*Water supply & Sewerage - Main

\*Electricity & Gas Supply - Main

\*Heating Source - Gas

\*Broadband & Mobile -

## BUILDING SAFETY:

## RIGHTS AND RESTRICTIONS:

## 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.

## **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.

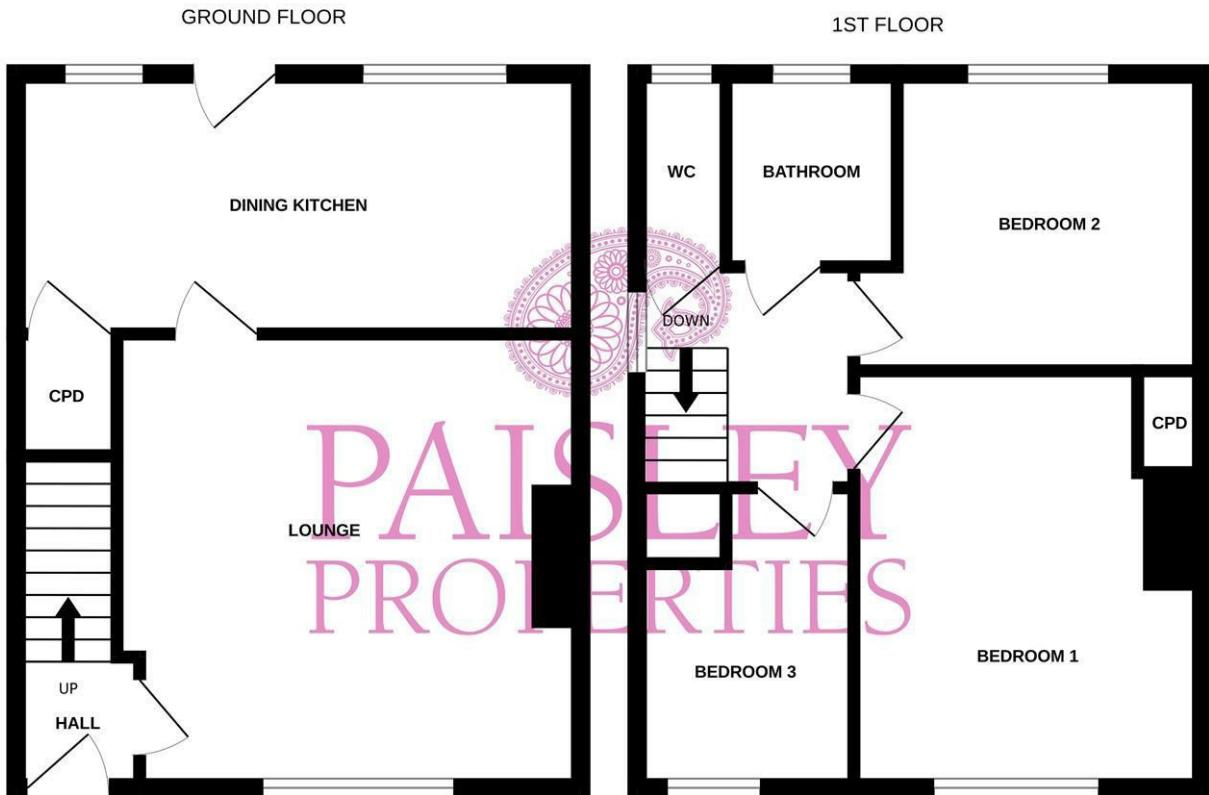
## **SURVEY TEXT**

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.

## **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. \*



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	52
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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