



AVAILABLE FEBRUARY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £1035, ENERGY RATING C. COUNCIL TAX BAND B

## LOUNGE DINER/SNUG 14'7" x 21'5" max



This generously sized open plan reception room is a great entertaining/dining space with ample space for freestanding furniture. The focal point being the inset stone fireplace with ornamental effect log burner (decommissioned) and beams to the ceiling. Mullion windows provide elevated views over the street scene and woodland beyond. A characterful archway and steps lead down to a dining area/snug, a door leads to a storage cellar and a staircase with timber balustrade ascends to the breakfast kitchen.



## CELLAR

This good size cellar area has power and light and provides an extra storage if desired.

## BREAKFAST KITCHEN 13'4" x 12'8" max



Positioned to the rear of the property is this spacious breakfast kitchen, offering a wide range of timber wall and base units with complimentary roll top work surfaces, useful breakfast bar, tiled splash backs and stainless steel sink with mixer tap over. There is space for a double range gas oven with extractor above, space for a fridge/freezer and plumbing for a washing machine and dishwasher. A large window has views over the rear patio garden, tile flooring underfoot, a door leads through to the rear hallway and stairs with a timber balustrade ascend to the front landing.



## REAR HALLWAY

The rear hallway provides access to bedroom one (with en suite), the house bathroom and an external door leads out to the rear patio.

## **BEDROOM ONE 12'2" x 12'6" max**



This generous size, dual aspect double bedroom is flooded with natural light, has ample room for freestanding furniture, beams and air filtration system to the ceiling and doorways lead to through to the en-suite shower room and to the rear hallway.

### **EN SUITE 2'6" x 7'1"**

Fitted with a white three piece suite which comprises of a shower with glass screen, wall hung hand wash basin and a low flush W.C. Vinyl flooring underfoot, spotlights to the ceiling and a door leads back through to the bedroom.

### **BATHROOM 7'1" x 5'5"**



This family bathroom comprises of a white three piece suite, bath with shower over, pedestal hand basin and low flush W.C. The room is partially tiled, a velux style ceiling window, vinyl flooring underfoot and a door leads through to the rear hallway.

### **FRONT LANDING**

Accessed from the kitchen staircase and doors lead through to two double bedrooms

**BEDROOM TWO 14'7" x 9'11"**

A good size double bedroom located to the front of the property with space for freestanding bedroom furniture, fitted wardrobes and drawers, beams to the ceiling, views over the street scene and woodland beyond and a door leads through to the landing.

**BEDROOM THREE 8'0" x 11'6"**

Located to the front of the property is another double bedroom with space for freestanding bedroom furniture, fitted wardrobe, drawers, shelving unit, beams to the ceiling. Again with front facing window providing views over the street scene and woodland beyond and a door leads through to the landing.

## REAR GARDEN



Accessed by a shared pathway from the side of the property or through the rear hallway, this low maintenance patio garden is ideal for outdoor dining, has space for outdoor furniture, raised flower beds, shrubs and bushes.

## EXTERNAL FRONT



Elevated from the roadside, a shale garden area ideal to sit out and for pots/planters.

## PARKING

Permit parking is available from Kirklees Council there is normally a charge for this.

## **LETTINGS INFORMATION**

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. 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. Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties. As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing. We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application. We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

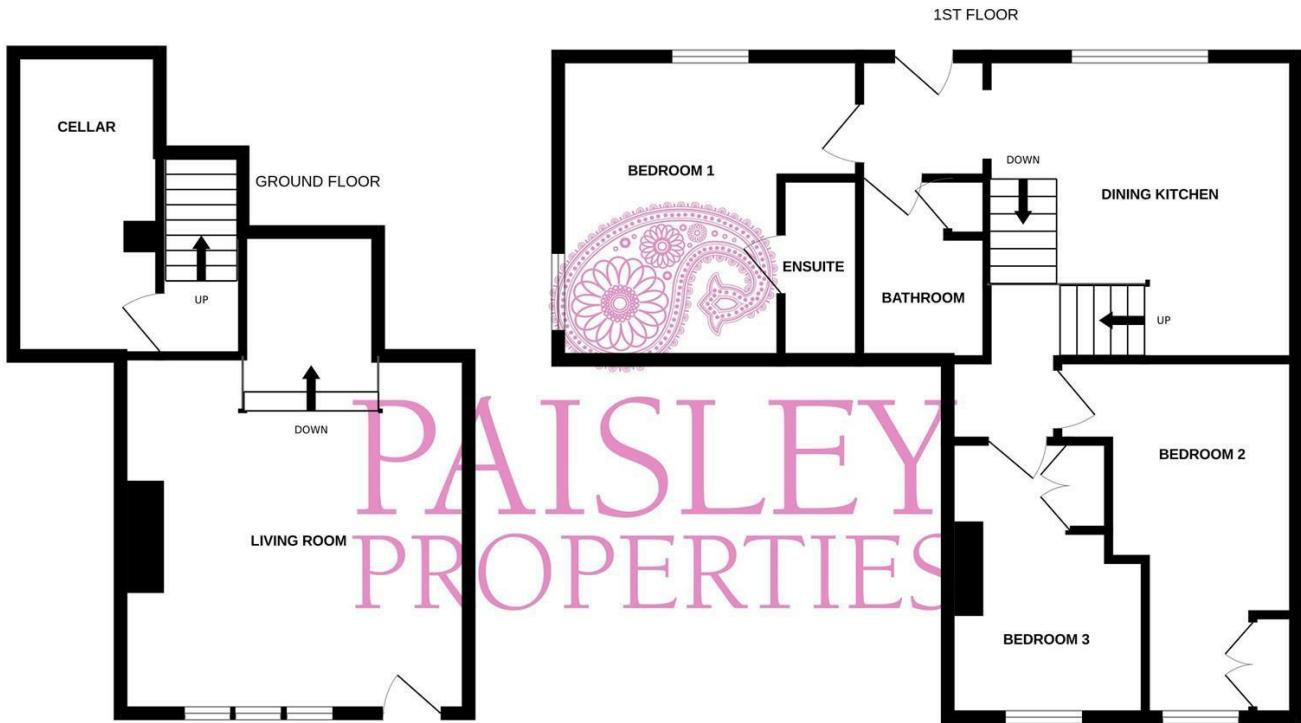
## **PAISLEY**

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.

## **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		86	72
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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