

22 Barcroft Road,  
Newsome HD4 6LD

OFFERS AROUND  
£135,000



A TWO BEDROOM STONE COTTAGE SET OVER THREE LEVELS AND HAVING A BEAUTIFUL LANDSCAPED REAR GARDEN AND FANTASTIC LONG DISTANCE VIEW. EPC D. LEASEHOLD WITH APPROX 861 YEARS REMAINING AND A GROUND RENT OF £1.58 PER ANNUM.

PAISLEY  
PROPERTIES



## ENTRANCE LOBBY

You enter the property through a composite door into the entrance lobby which has space for the hanging of coats and storage of shoes, tiled floor under foot, a staircase with timber rail ascends to the first floor landing, decorative arch and a doorway leads to the lounge.

## LOUNGE 14'0" x 16'1" max

A good sized and beautifully presented reception room which has windows to the front and rear aspect which flood the room with natural light with the rear also giving a super outlook over Huddersfield. A doorway leads to the entrance lobby and another doorway leads to steps down to the dining kitchen which is on the lower ground floor.



## LOWER GROUND FLOOR

### DINING KITCHEN 13'8" x 15'4" max

Located on the lower ground floor is the dining kitchen comprising of a range of cream, wall and base units with wood effect worktops over, modern white tiled splash backs, one and a half bowl sink unit with mixer tap over, Hotpoint oven and grill, four ring gas hob above, chrome extractor fan, space for a free standing American style fridge freezer, Beko dishwasher and tiled flooring underfoot. The Dining kitchen is split level with the kitchen being on the upper tier and steps lead down to the dining area which has ample space for a dining table and chairs. Wood effect laminate flooring, tall feature radiator and a window gives an outlook over the rear garden. A door opens up to a useful store, a doorway leads outside, and a doorway leads to the bottom of the steps which leads to the lounge.



## **STORE**

A really useful addition to the property which houses the properties Ideal boiler, space for a washing machine and storage space.

## **FIRST FLOOR LANDING**

A staircase ascends to the first floor landing from the entrance lobby with a rear aspect window which again gives a super view over Huddersfield and doorways lead to the two bedrooms and bathroom.



### **BEDROOM ONE 9'0" x 10'4" max**

Positioned at the front of the property is this good sized double bedroom which has space for freestanding furniture, a front aspect window overlooks the garden / street scene, and a doorway leads to the first floor landing.



### **BEDROOM TWO 12'7" x 7'10" max**

Located at the front of the property is this double bedroom which has handy storage above the steps, loft access and large window giving a similar outlook to bedroom one, a doorway leads to the first floor landing.



### **BATHROOM 5'8" x 5'6"**

Positioned at the rear of the property is this modern, fully tiled bathroom suite comprising of a white three piece suite, bath with mixer tap over and shower attachment, glass screen, pedestal wash hand basin, low flush w.c, spotlights, Xpelair fan, white and black and white tiled walls, a small rear window gives an outlook over Huddersfield and a doorway leads to the first floor landing.





## OUTSIDE

To the front of the property is a low maintenance pebbled garden which is enclosed by a high hedge and low stone walling with gateposts and a gate.

To the rear the vendors have created a beautiful, tiered garden with the upper part being paved with steps leading down to a lawned garden and decked area which is ideal for sitting out and entertaining, flower beds and fencing.







### **LEASEHOLD**

We are informed the property is leasehold with approx 861 years remaining and a ground rent of £1.58 payable per annum.

### **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**

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

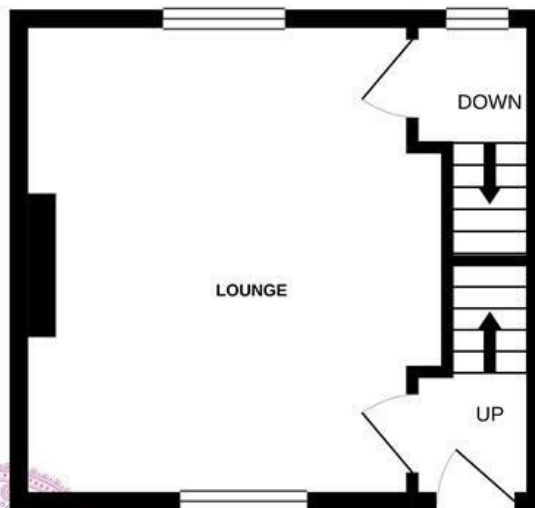
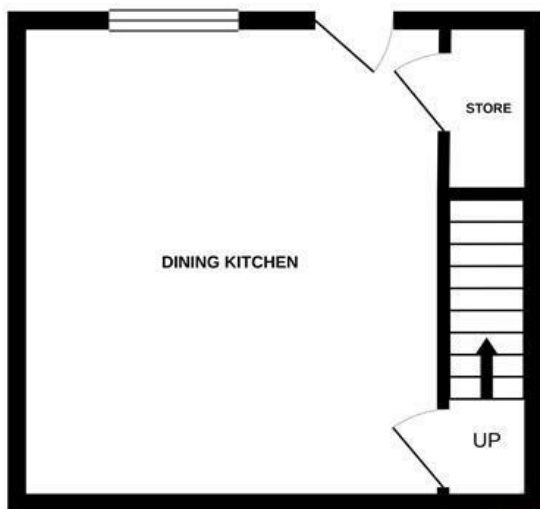
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **PAISLEY**

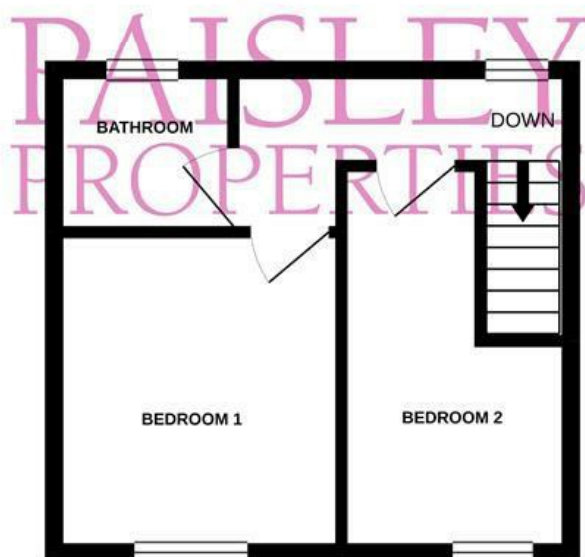
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

BASEMENT LEVEL

GROUND FLOOR

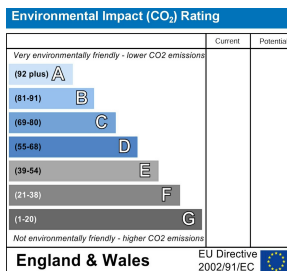
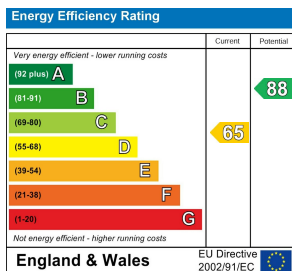


1ST FLOOR



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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