

21 New Street,  
Netherton HD4 7EZ

OFFERS IN THE REGION OF  
£124,950



A TWO BEDROOM MID THROUGH TERRACE AFFORDING IDEAL ACCOMMODATION FOR THE FIRST TIME BUYER, DOWN-SIZER OR LANDLORD LOCATED ON A PLEASANT SIDE STREET CLOSE TO POPULAR VILLAGE AMENITIES AND ACCESSIBLE FOR HUDDERSFIELD AND THE HOLME VALLEY. NO CHAIN.

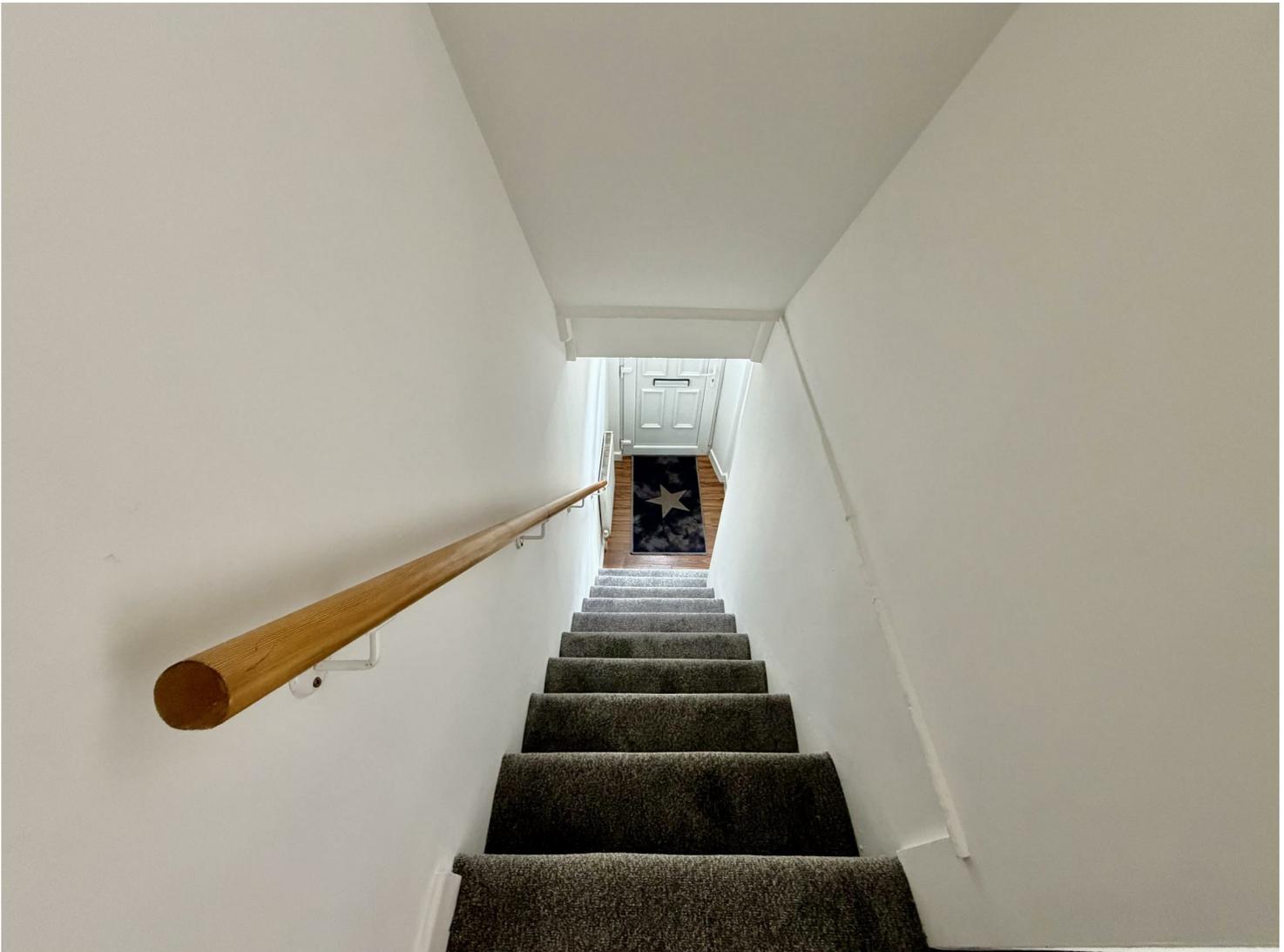
FREEHOLD / COUNCIL TAX BAND: A / EPC: E

PAISLEY  
PROPERTIES

## ENTRANCE LOBBY



You enter the property through a Upvc double glazed front entrance door with space for hanging, stairs to first floor and door to living room.



## LIVING ROOM 13' 1 x 12'10 maximum



A spacious living room positioned to the front of the property and having a feature stone effect fireplace, wood effect flooring underfoot, exposed beams to the ceiling, access door leading to cellar, door to kitchen and Upvc double glazed window to the front.



## CELLAR

A useful space having a fitted gas combination boiler to the cellar head and stone steps leading down to a stone flagged cellar affording useful storage.

## KITCHEN 10'2 x 5'6 maximum



Positioned to the rear and fitted with beech effect base cupboard units with contrasting work surfaces and tiled splashbacks, inset single drainer stainless steel sink unit, integrated electric oven, four plate hob with extractor hood over, plumbing for washing machine, Upvc double glazed window and door giving access to the rear.



## FIRST FLOOR LANDING



Stairs ascend to the first floor to this spacious landing which includes ceiling loft hatch and doors to bedrooms and bathroom.

## BEDROOM ONE 10'7 x 8'9 apx



Positioned to the front this is a good sized double bedroom being neutrally decorated with space for freestanding furniture and Upvc double glazed window to the front elevation.



## **BEDROOM TWO 5'5 x 8'8 maximum**



A second well proportioned single bedroom positioned again to the front and having a useful over stairs wardrobe store, fitted cabin bed and Upvc double glazed window to the front.

## **FAMILY BATHROOM 7'7 x 4'1 apx**



Positioned to the rear and furnished with a three piece white suite with part tiled surround comprising a low level w.c, pedestal hand wash basin, panelled bath unit with shower over and fitted folding screen and Upvc double glazed frosted window to the rear.

## EXTERNAL AND FRONT



The property is positioned down a residential side street having paved frontage and on street parking available close by, whilst to the rear a shared passage leads to a small paved patio area, external access to a useful outside store and steps leading up to the rear kitchen door.

## REAR GARDEN



To the rear a shared passage gives access to a small paved patio as well as external access to a useful outside store and steps leading up to the kitchen.

## **\*MATERIAL INFORMATION**

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band A

PROPERTY CONSTRUCTION:  
Standard stone and block

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

PARKING:  
On street parking

RIGHTS OF WAY: We are advised that there are pedestrian shared rights of way to the rear

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any significant structural alterations to the property to date.

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 - speeds tbc

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENTS NOTE**

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.

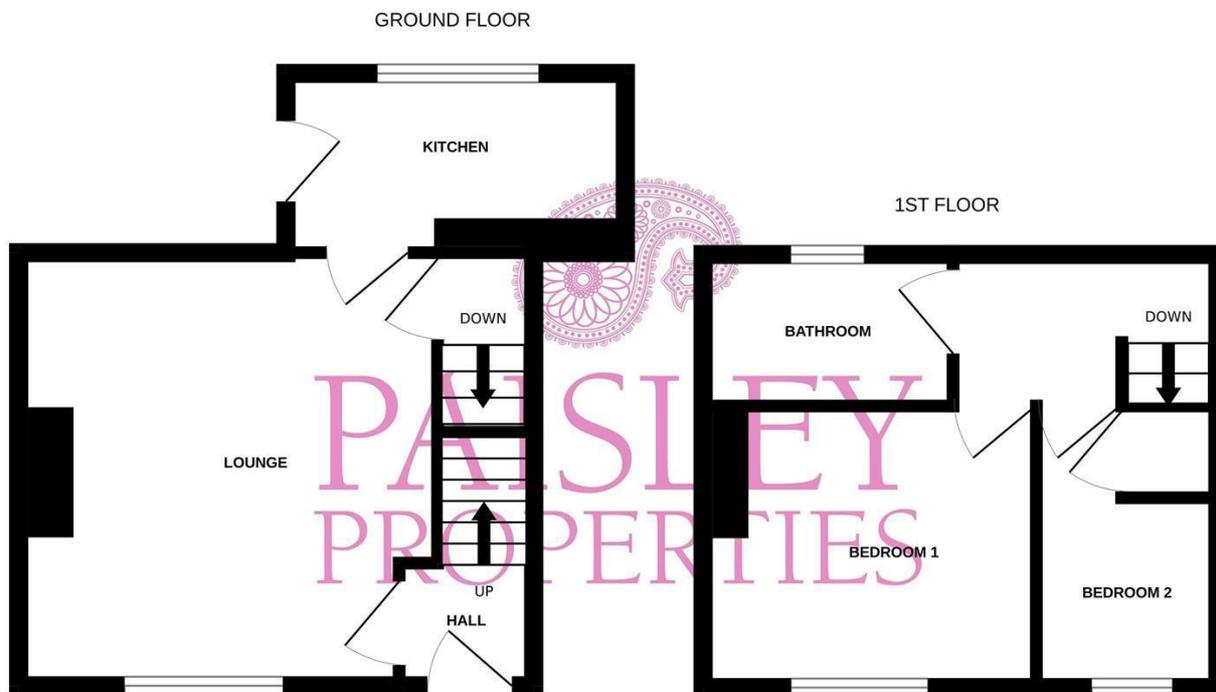
## **MORTGAGES**

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.

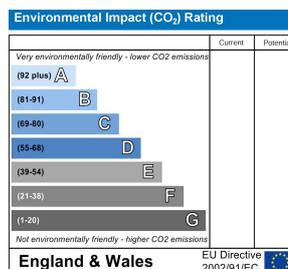
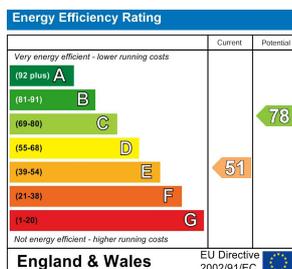
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.



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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