89a Almondbury bank, Huddersfield HD5 8HA

OFFERS AROUND
£130,000

THIS CHARMING TWO BEDROOM COTTAGE HAS A LARGE CONSERVATORY, A GENEROUS SIZE REAR GARDEN AND PARKING FOR ONE VEHICLE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

KITCHEN 14′6 x 10′2 max

You enter the property through a part glazed uPVC door into the kitchen which is fitted with a range of white gloss wall and base units, contrasting roll top work surfaces, slate tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob, space for a fridge freezer and plumbing for a washing machine. There are two ceiling lights, two front facing windows and black tiled flooring completes the room. Doors lead to the dining room and cellar.

CELLAR 15'1 x 11'1 max

Stone steps lead down to this excellent cellar which has power, light and has space to store household items.

DINING ROOM 9'11 x 9'6

Located off the kitchen, this formal dining room has space for furniture. There is vinyl flooring underfoot and doors lead to the conservatory, lounge and kitchen.

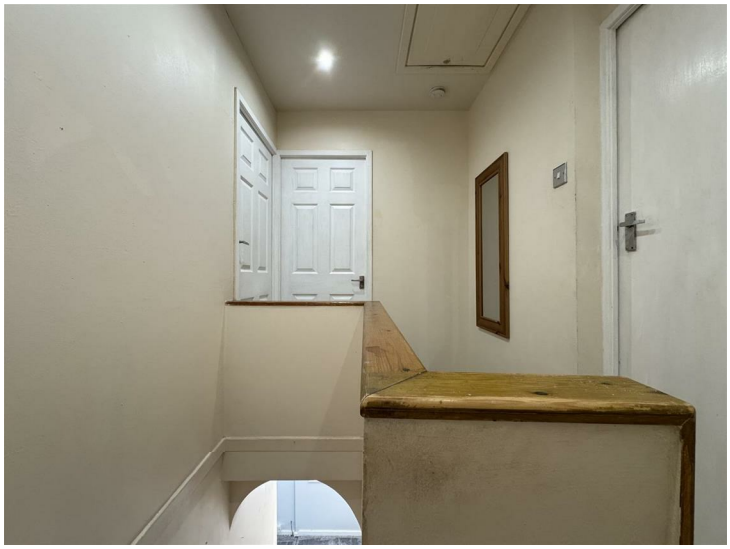
CONSERVATORY 16′6 x 9′6

Spanning the width of the property, this great addition to the property is the perfect place to sit and relax with friends and family and could lend itself to a variety of uses including a child's play room, second reception area or larger dining room. Patio doors open onto the garden and back to the dining room.

LOUNGE 15′2 x 11′8

This L shaped lounge is full of natural light and has a good amount of space for freestanding furniture. There is an exposed stone fireplace with an electric fire which creates a nice focal point and carpeted flooring. A door leads to the dining room and stairs ascend to the first floor landing.

FIRST FLOOR LANDING



Stairs ascend from the lounge to the landing which has doors to the two bedrooms and house bathroom. A loft hatch provides access into the partially boarded loft.

BEDROOM ONE 15'1 x 8'6

Spanning the length of the property, this fantastic double bedroom is bursting with natural light courtesy of the dual aspect windows which overlook the front and rear of the property. There is an abundance of space for freestanding bedroom items, new carpet underfoot and a door leads to the landing.

BEDROOM TWO 10′7 x 9′8

A charming L shaped single bedroom with a bank of fitted cupboards to one wall, one of which houses the property's combination boiler. There is neutral decor, newly carpeted flooring and a rear facing window overlooks the garden and woodland beyond. A door leads to the landing.

HOUSE BATHROOM 6'5 x 5'2

Fitted with a three piece white suite including a bath with shower over, low level W.C and pedestal hand wash basin. The room is partially tiled with white wall tiles, a front facing obscure glazed window and a door leads to the landing.

REAR GARDEN

To the rear of the property there is a wonderful enclosed garden which has a large lawn and patio which adjoins the conservatory allowing for outside dining and entertaining. At the bottom of the garden there is an enclosed low maintenance area, a useful shed and a gate leads out to some steps which take you down to Almondbury Bank.

FRONT / PARKING

To the front of the property there is an allocated parking space for one vehicle.

***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 built

PARKING:
Off road parking

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

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 /

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 - ALMONDBURY
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

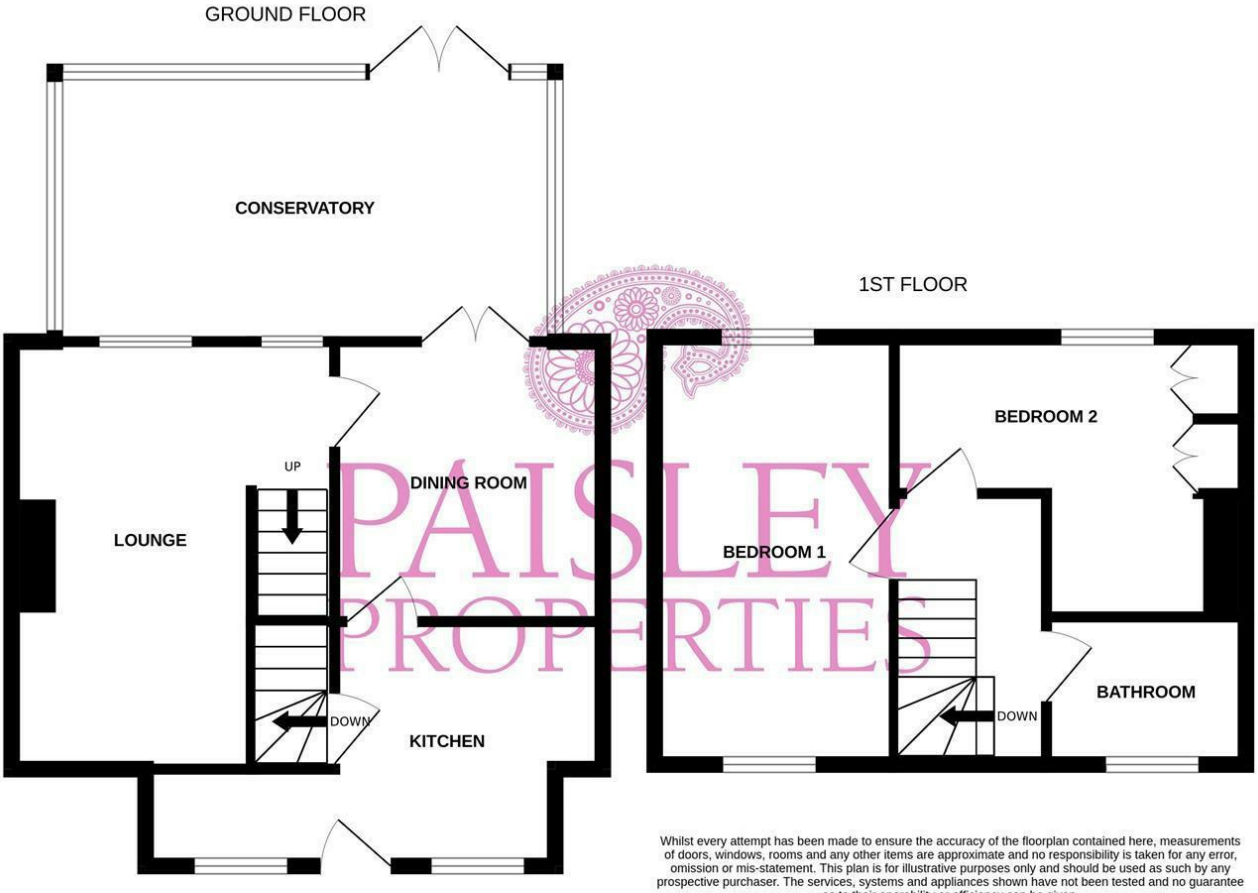
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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 - PAISLEY / ALMONDBURY
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 PROPERTIES - PAISLEY / ALMONDBURY
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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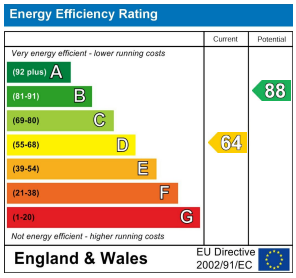

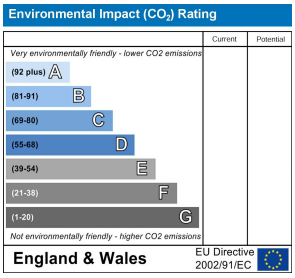

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