

96 Thorpe Lane,
Almondbury HD5 8TN

OFFERS AROUND
£132,000



LOVED FOR MANY YEARS AND PLEASANTLY POSITIONED IS THIS TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY WHICH IS IN NEED OF MODERNISATION, BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION AND GOOD SIZE GARDENS WITH OUTBUILDING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D / NON-STANDARD CONSTRUCTION

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a UPVC part glazed door into this welcoming and spacious entrance hallway with space to remove outdoor clothing and an understairs cupboard provides storage. Doors lead through to the lounge, kitchen and stairs ascend to the first floor landing.



LOUNGE 12'7" x 11'8" max

The lounge is bright and airy courtesy of the large front window with a view of the front garden. The room has ample space for freestanding living room furniture with the focal point of the room being a fireplace with timber surround housing a gas fire (capped off). A door leads back through to the entrance hallway and glazed double doors open to the dining room.



DINING ROOM 9'0" x 8'9" apx

This lovely reception room is located to the rear of the property with views over the garden. There is space for a dining table and chairs and further free standing furniture. This versatile space would alternatively make a great play room or home office if desired. a door leads through to the kitchen and double doors lead back through to the lounge.



KITCHEN 10'0" x 9'7" apx

The kitchen is fitted with a range of timber wall and base units, complimentary roll top work surfaces with tile splashbacks and stainless steel sink. There is space for a cooker, plumbing for a washing machine and space for a fridge freezer. A storage cupboard provides space for extra household items. Natural light floods through the rear window, vinyl flooring underfoot, an external door leads to the side of the property and doorways lead through to the entrance hallway and dining room.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the spacious first floor landing which has a loft hatch, obscure side aspect window and doors leading through to two bedrooms and the house shower room.

BEDROOM ONE 15'10" x 10'4" apx

Spanning the front of the property this generous double bedroom with ample space for freestanding bedroom furniture and good size integrated storage cupboard. Two front facing windows give views of the garden and pleasant street scene beyond. A door leads through to the landing.



BEDROOM TWO 12'0" x 8'5" apx

Positioned at the rear of the property is this good sized neutrally decorated double bedroom with room for freestanding furniture and benefitting from two integrated storage spaces, one a wardrobe and the other shelving. A window gives views of the rear garden and a door leads through to the landing.



SHOWER ROOM 6'8" x 5'6" apx

This bright shower room is fitted with a three piece suite, including a double shower with enclosed glass screen, pedestal hand wash basin and a low level W.C. The room is partially tiled, with obscure glazed rear window and a door leads through to the landing.



REAR GARDEN AND OUTBUILDING

This good size enclosed garden can be accessed through the kitchen or through a timber gate from the front of the property. There is a lawn garden with patio area offering entertaining space for Al fresco dining with room for garden furniture. Colourful rockery plants, shrubs, established flowerbeds and bushes surround the space. The property benefits from an outbuilding (6ft x 6ft6) ideal for a workshop or extra storage / utility space.

The vendors inform us that the land at the back of the garden fence can be leased from the council.



EXTERNAL FRONT

Entered by a wrought iron gate is a lawn area surrounded by hedges, mature shrubs, plants and colourful flower beds. A pathway leads to the front door and to a timber gate at the side of the property.



PLEASE NOTE:

The property is Non-Standard Construction.

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.

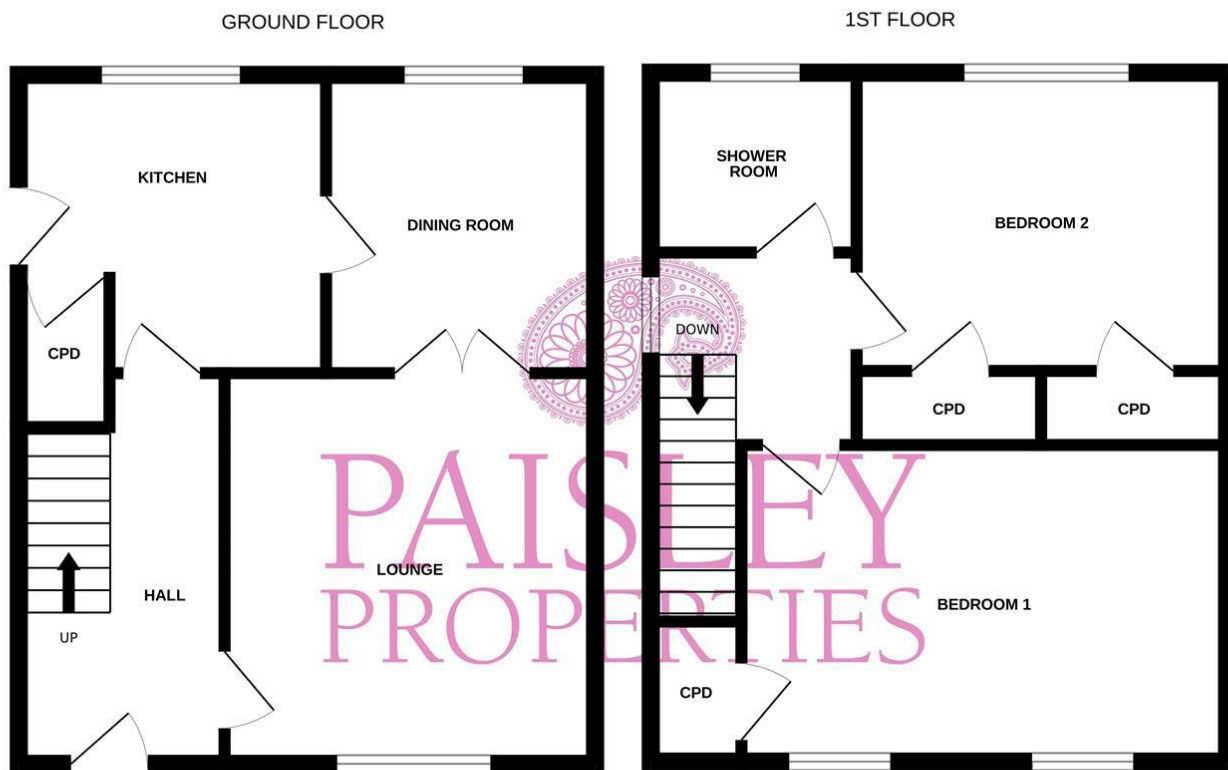
SURVEY TEXT

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 for a free, no obligation quote or for more information.

MORTGAGES

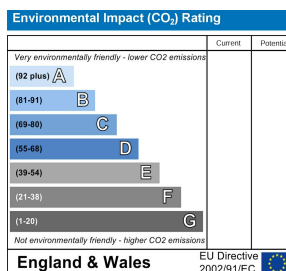
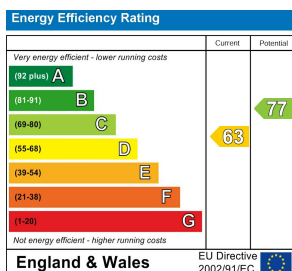
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *



THORPE LANE

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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