

141 Almondbury Bank,
Almondbury HD5 8EJ

OFFERS AROUND
£125,000



THIS CHARMING TWO BEDROOM END TERRACE BOASTS DECEPTIVELY
SPACIOUS LIVING ACCOMMODATION, GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E

PAISLEY
PROPERTIES

ENTRANCE PORCH 5'8" apx x 2'10" apx



You enter the property through a upvc door into a welcoming entrance porch which has space to remove outdoor clothing, practical vinyl flooring and windows which overlook the front patio. A door leads through to the living room.

LIVING ROOM 14'2" max x 13'10" max



This generous size living room has ample space for freestanding lounge and dining furniture, a feature fireplace with a tile surround and a large window which floods the room with natural light, giving a view over the front patio. Doors open to the kitchen, the stairs and a door leads back through to the entrance porch..

KITCHEN 10'5" max x 8'4" max



This modern kitchen has a range of white wall and base units, contrasting work surfaces with bevelled metro tile splashbacks and a stainless steel sink and drainer. Integrated appliances include an electric oven, four ring electric hob with an extractor fan above and plumbing for a washing machine. Vinyl flooring flows underfoot and a window looks out over the rear garden. A concertina door opens to the cellar head and a door leads back through to the living room. An external door opens to the garden.

CELLAR



Stone steps descend to the good size cellar which has power, light and room for household items.

FIRST FLOOR LANDING



A staircase ascends to the light and airy first floor landing with a side window offering garden views. Doors open to two bedrooms and the bathroom.

BEDROOM ONE 16'6" max x 9'10" max



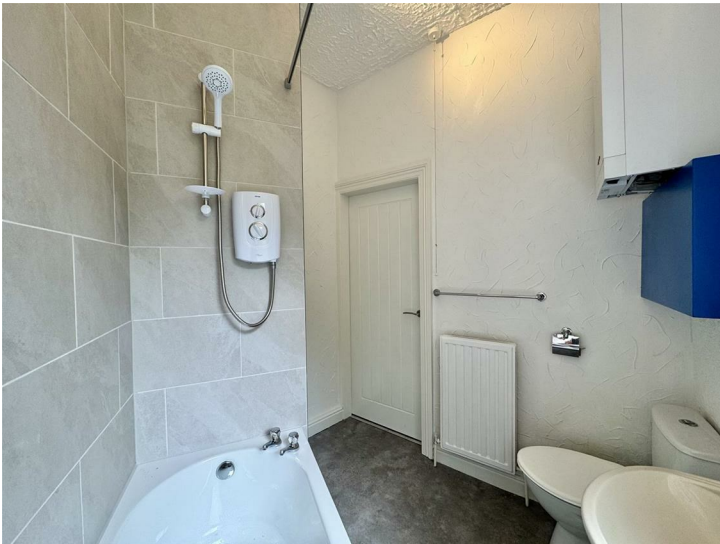
Flooded with natural light through its two windows, this spacious double bedroom is positioned to the front of the property and offers pleasant views. There is ample space for freestanding furniture and a door leads through to the landing.

BEDROOM TWO 8'9" max x 8'0" max



A bright single bedroom located at the rear of the property with a bulkhead shelf and space for bedroom items. A door leads to the landing.

BATHROOM 7'6" max x 7'6" max



The bathroom comprises of a three piece suite including a bath with shower over, pedestal hand basin and a low flush W.C. The room is partially tiled and has complementary vinyl flooring underfoot. Inset shelving provides excellent storage, there is an obscure glazed window and a door leads to the landing.

REAR GARDEN



Outside, stone steps ascend to the garden which has mature plants, hedging and shrubs and offers space to sit out and room for garden furniture.

EXTERNAL FRONT AND PARKING



To the front, there is a pleasant patio area adding to the property's kerb appeal, while on-street parking is readily available for residents and visitors alike.

***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

PARKING:

On Street Parking

RIGHTS AND RESTRICTIONS:

None Known

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.

*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 - 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

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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.

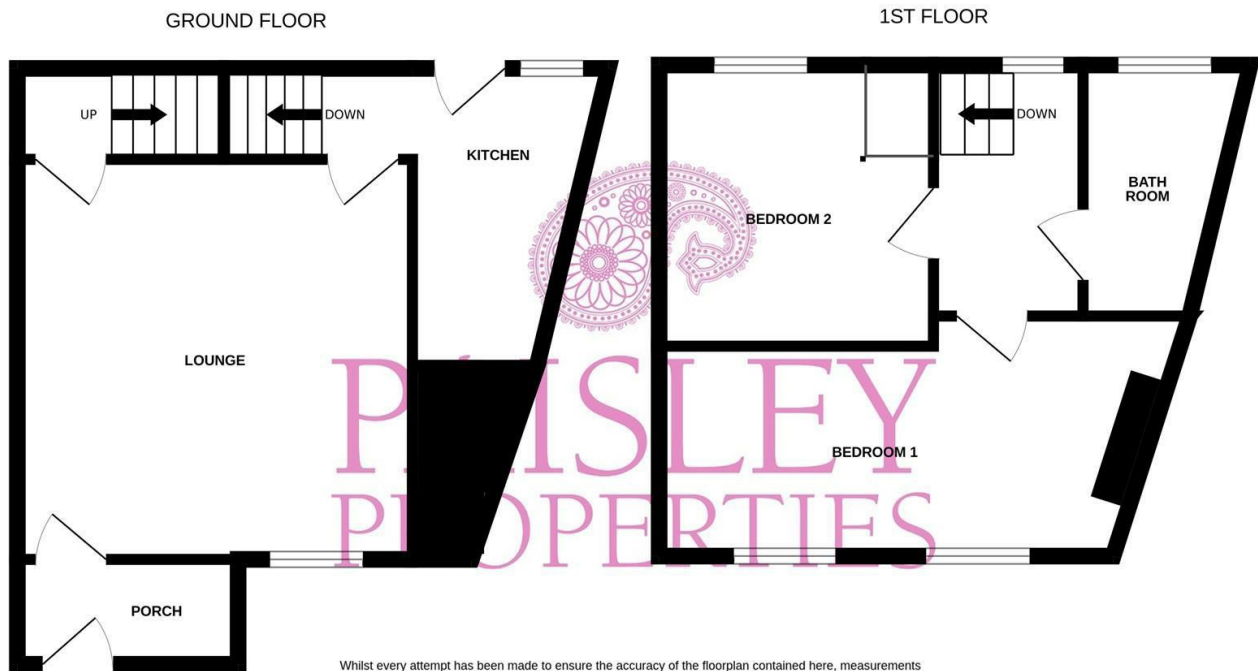
MORTGAGES

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

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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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		
	48	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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