3 St. Georges Square, Outlane HD3 3YS

OFFERS AROUND £90,000

*BEST & FINAL OFFERS IN WRITING BY MONDAY 21ST SEPTEMBER AT 12:00PM**
A ONE BEDROOM STONE REAR TERRACE IN PLEASANT TUCKED AWAY COURTYARD SETTING WITH SMALL GARDEN REQUIRING MODERNSATION CLOSE TO VILLAGE AMENITIES AND MOTORWAY ACCESS. NO CHAIN

FREEHOLD / COUNCIL TAX BAND: A / EPC: D

PAISLEY PROPERTIES

SUMMARY

Occupying a pleasant courtyard position away from the roadside is this attractive stone rear terrace which while requiring a programme of refurbishment offers excellent potential. Located close to popular village amenities and motorway access the property may well be of interest to a variety of buyers including the first time buyer or landlord investor. Having Upvc double glazing the accommodation briefly comprises: hallway, living/kitchen, useful vaulted cellar, first floor landing, spacious double bedroom and bathroom with three piece suite.
Externally, the property sits in a pleasant courtyard of properties having a small fore-garden with paved frontage and further communal gardens. No vendor chain.

HALLWAY

You enter the property through a Upvc double glazed frosted door into this welcoming hallway having attractive exposed stonework to one wall, space for hanging, door to living room and stairs ascending to the first floor.

LIVING KITCHEN 15′2 x 12′9 maximum

A spacious combined living kitchen having generous living area with ample space for freestanding furniture, kitchen area fitted with a range of base cupboard units, inset single drainer stainless steel sink unit, gas point for cooker, plumbing for washing machine, door leads from living area to cellar.

CELLAR

A door from the living area leads to the cellar head with stone steps descending to a good sized vaulted cellar having stone flagged flooring, shelving, power and lighting.

FIRST FLOOR LANDING

Stairs ascend to the first floor landing having loft access hatch to the ceiling and doors to bedroom and bathroom.

BEDROOM 15'2 x 9'9 maximum

Positioned to the front, this is a generous double bedroom with ample space for free standing furniture and Upvc double glazed window overlooking the courtyard.

BATHROOM 7'8 x 6'8 apx

Positioned to the front and furnished with a three piece coloured suite with tiled splashbacks comprising a low level w.c, pedestal hand wash basin, panelled bath unit and double glazed frosted window to the front.

OUTSIDE & GARDEN

The property is accessed via a shared path from New Hey Road into a courtyard affording communal garden space for this and surrounding properties with further small private garden space and paved frontage immediately before the property. Parking is available on street nearby.

***MATERIAL INFORMATION**
TENURE:
Freehold

ADDITIONAL COSTS:

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band A

PROPERTY CONSTRUCTION:
Standard stone built

PARKING:
On Street Parking nearby

DISPUTES:
There have not been any neighbour disputes

RIGHTS OF WAY:
The property has a pedestrian right of access from New Hey Road through communal gardens to the front entrance.

BUILDING SAFETY:
There are no known structural defects 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 - tbc

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

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.

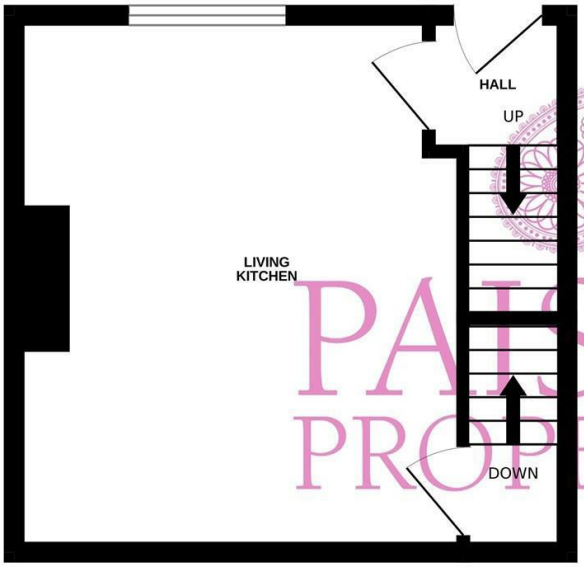
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy,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

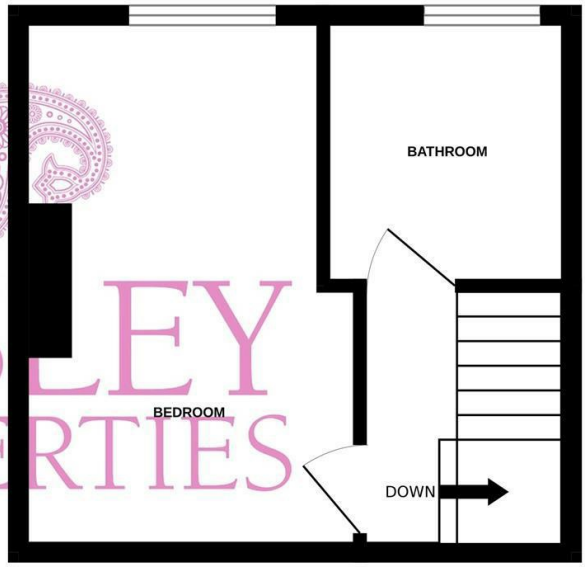
AGENTS NOTE
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to

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.

GROUND FLOOR



1ST FLOOR



PAISLEY PROPERTIES

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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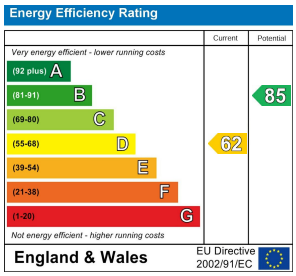

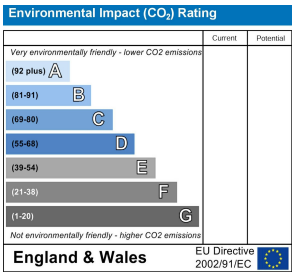

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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