

10 Primrose Drive,
Highburton HD8 0ZG

25% SHARED OWNERSHIP
£52,500



****25% SHARED OWNERSHIP** THIS NEUTRALLY DECORATED RECENTLY BUILT TWO BEDROOM MID TERRACED PROPERTY IS JUST READY TO MOVE INTO AND OFFERS SPACIOUS ACCOMMODATION, AN ENCLOSED REAR GARDEN AND DRIVEWAY PARKING.**

RENT PCM £376.44 / SERVICE CHARGE PCM £53.22 / LEASEHOLD / COUNCIL TAX BAND B / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'3" apx x 13'9" apx max

You enter the property through a composite door into a welcoming hallway which has plenty of space for removing outdoor clothing on arrival and two generous built in storage cupboards for hiding it away out of sight. A doorway allow access to the kitchen, doors lead to the lounge and downstairs W.C. and a carpeted staircase ascends to the first floor.

**KITCHEN 6'2" apx x 9'0" apx max**

Positioned to the front of the property with a window looking out to the street, this modern kitchen is fitted with cream gloss base and wall units, mottled laminate worktops and upstands, tiled splashbacks with added decorative stick on tiles around the cooker area as a feature and a single bowl stainless steel sink and drainer with mixer tap over. Cooking facilities comprise of a four burner gas hob with stainless steel extractor over and an electric oven. There is room to accommodate a tall fridge freezer and plumbing and space for a washing machine. Vinyl flooring runs underfoot and spotlights to the ceiling complete the room. A doorway leads to the hallway.



DOWNSTAIRS WC 5'2" apx x 3'10" apx max

Handily located just off the entrance hallway, this generous guest WC is fitted with a white wall mounted hand wash basin with chrome tap and a matching low level WC. There is LVT flooring running underfoot. A door leads to the hallway.



LIVING ROOM 12'6" apx x 12'8" apx max

Flooded with natural light from French doors which lead out to the garden, this spacious living room has space not only for lounge furniture but a dining table too. The room is decorated in neutral tones with carpet underfoot. A door leads to the hallway.



FIRST FLOOR LANDING 6'0" apx x 8'10" apx

A carpeted staircase with an attractive white and oak spindled balustrade ascends from the entrance hallway to the first floor landing which is light and airy and has a hatch allowing access to the loft. A large cupboard houses the property's boiler and offers storage too. Doors lead to the two bedrooms and house bathroom.

BEDROOM ONE 12'8" apx x 10'11" apx

Situated to the rear of the property with a window looking out over the garden, this charming L-shaped double bedroom is neutrally decorated and has ample space for freestanding bedroom furniture. A door leads to the landing.



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

Located to the front of the property and enjoying far reaching views from its window, this neutrally decorated double bedroom has a built in storage cupboard over the stairs bulkhead and ample space for freestanding bedroom furniture. A door leads to the landing.



HOUSE BATHROOM 6'6" apx x 6'2" apx max

This contemporary bathroom is fitted with a three piece white suite comprising of a wall mounted wash basin with mixer tap, a low level WC and a bath with a thermostatic shower over and glass protective screen. The walls are partially tiled with beige tiles to the bathing area and matching splashback behind the basin. Grey tile effect vinyl flooring runs underfoot and spotlights to the ceiling and a chrome heated towel rail completes the room. A door leads to the landing.



EXTERIOR

To the front of the property is a driveway with two car parking spaces, one of which is allocated to this property and the other is a visitor parking space which is shared with the other properties on the row. A passage leads down the side to the rear garden which is enclosed and can also be accessed from the house via a set of French doors in the living room. There is a patio adjacent to the house perfect for al fresco dining and the remainder of the garden is laid to lawn. A large garden shed offers storage for garden items.



MATERIAL INFORMATION

TENURE: Shared Ownership

LEASEHOLD:

Length of lease - 125 Years

Start date - Sept 2018

Years remaining - 118

ADDITIONAL COSTS:

Rent : 376.44 PCM

Ground rent - £0.00

Service charge/ shared area maintenance charge - £53.22 paid monthly

COUNCIL AND COUNCIL TAX BAND: Kirklees Band B

PROPERTY CONSTRUCTION: Standard brick and block

The property has a new build warranty on it through NHBC - expires FEB 2031

PARKING:

Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alterations to the property. 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 - Suggested speeds up to 1000 Mbps

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

AGENTS 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 PROPERTIES

Paisley Properties 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.

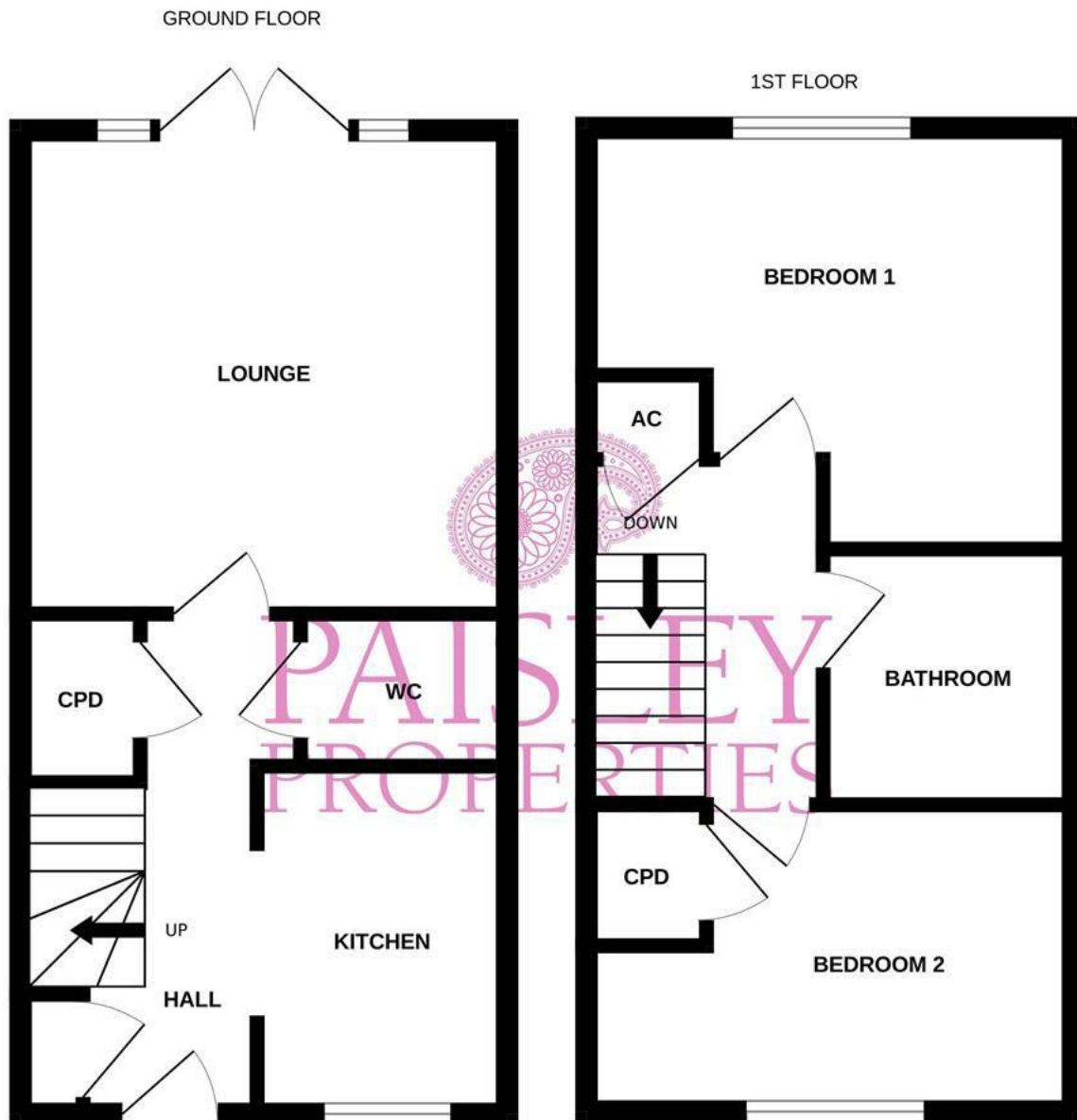
PAISLEY MORTGAGES

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 / mandy@paisleymortgages.co.uk to arrange an appointment.

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

PAISLEY SURVEYORS

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.



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		98
(81-91) B		
(69-80) C		
(55-68) D	84	
(39-54) E		
(21-30) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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