22 Fir Road,
Paddock HD1 4JE

OFFERS AROUND
£150,000















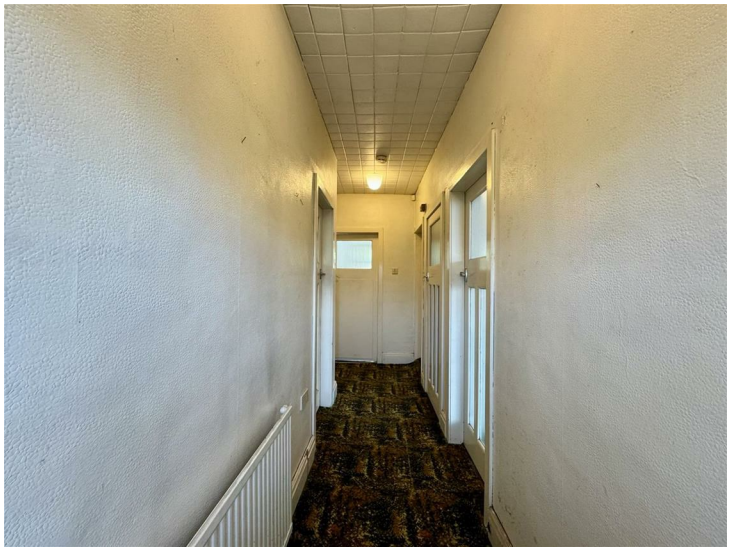
ELEVATED FROM THE ROADSIDE, THIS DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED BUNGALOW IS IN NEED OF MODERNISATION, BOASTS GENEROUS SIZE GARDENS, A LEASED ALLOTMENT AND ON STREET PARKING.

LEASEHOLD -999 YEARS-CHARGES TBC-EXPIRES 2929 / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY





You enter the property through a Upvc door into the entrance hallway with space to remove outdoor clothing. Doors lead to the living room, dining kitchen, two double bedrooms, shower room and stairs ascend to the first floor dressing room/ storage room.

LIVING ROOM 13'6" max 12'0" max





This spacious reception room is bright and airy and flooded with natural light through its bay style window. There is a wall mounted gas fire and ample space for freestanding furniture. A door leads to the entrance hallway.

DINING KITCHEN 14′3″ max x 12′0″ max





Located at the rear of the property with a view of the garden is the dining kitchen which is fitted with a range of base and wall units and a stainless steel sink and drainer. There is space for a freestanding gas oven with an extractor fan over and space for a fridge freezer. A door leads to the hallway and an external door opens to the side of the property.





BEDROOM ONE 12'9" max x 9'3" max




This generous size double bedroom sits to the front of the property. The room has space for a selection of bedroom furniture and a window gives a view of the garden and street scene below. A door leads to the hallway.

BEDROOM TWO 12'1" max x 7'10" max




Positioned to the rear of the property and enjoying views over the garden, this double bedroom has space for free standing bedroom furniture and a door leads to the hallway.

BEDROOM THREE 13'5" max x 8'8" max





Nestled in the eaves is a third double bedroom with inset shelving, under eaves storage and a Velux window. The room has space for freestanding furniture and a door opens to the dressing room.

DRESSING ROOM 12'1" max x 10'5" max



A staircase ascends from the entrance hallway to the dressing room which has fitted shelving and space for freestanding storage. A side window floods the space with natural light and a door opens to bedroom three.

SHOWER ROOM 7'8" max x 4'11" max




The ground floor shower room is partially tiled and fitted with a pedestal hand wash basin, shower with porcelain tray and a low level W.C. There is plumbing for a washing machine, an obscure window and a door leads to the hallway.

REAR GARDEN




The rear garden is thoughtfully arranged into a series of sections, a paved patio provides an ideal seating area with room for garden furniture, steps lead up to a pathway bordered by established hedging and a good-sized lawn and continues through the garden to a further lawned area with established fruit trees. Beyond this, a pathway leads to a council-leased allotment, offering an excellent opportunity for keen gardeners or those looking for additional growing space.




ALLOTMENT




Leased from the council (£100 per annum) and adjoining the garden is the allotment which benefits from a storage garage and a selection of useful timber outbuildings, providing plenty of space for gardening equipment, storage and hobbies. The elevated position enjoys lovely far-reaching views, adding to the appeal of this particularly versatile and well-established outdoor space. There is separate gated access to the rear.



EXTERNAL FRONT AND PARKING





To the front of the property is a tiered garden with lawns and colourful planted borders. Stone steps ascend to the private front patio ideal for sitting out and a pathway leads down the side of the property to the rear garden





***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 Years
Start date - 29/09/1930
Years remaining - 903

ADDITIONAL COSTS:
Ground rent - TBC
Allotment to the rear of the garden if required - £100 per annum - The vendor informs us that this has been paid until April 2027

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes.

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 - 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.

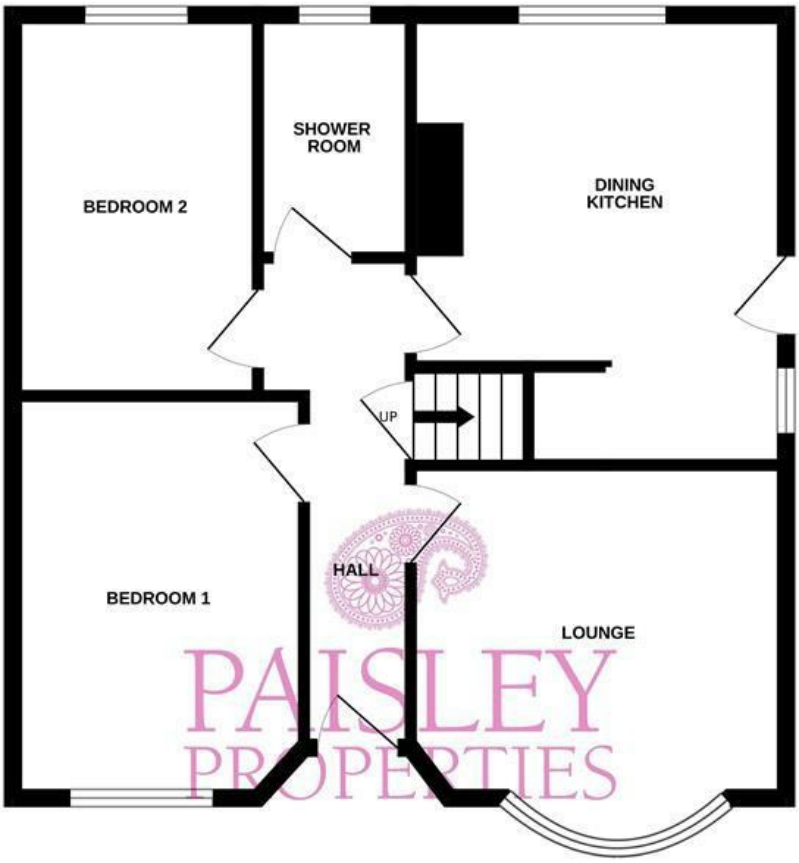
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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.

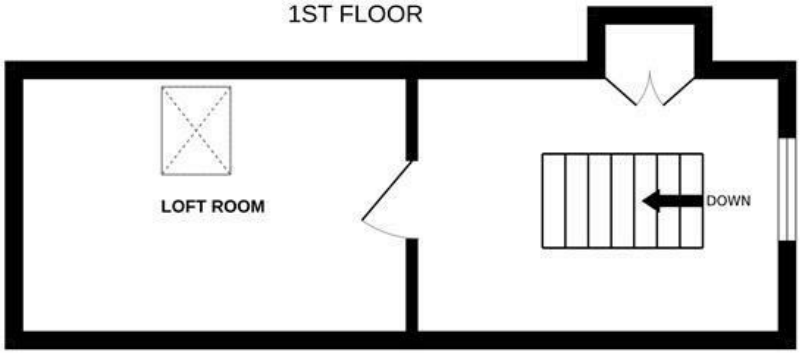
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

GROUND FLOOR



1ST FLOOR



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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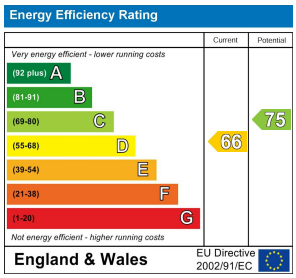

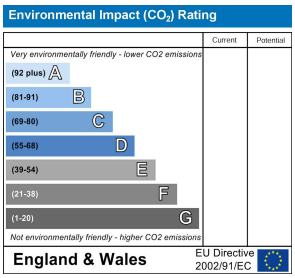

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