

37 Blacksmiths Fold,
Almondbury HD5 8XH

OFFERS AROUND
£160,000



****NO CHAIN** THIS MODERN TWO BEDROOM MID TERRACE TOWN HOUSE IS LOCATED IN THE POPULAR VILLAGE OF ALMONDBURY AND BOASTS OFF ROAD PARKING AND AN ENCLOSED REAR GARDEN.**

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE LOBBY

You enter the property through a white partially glazed upvc door into the entrance lobby which has space for the storage of shoes and coats, laminate wood effect flooring underfoot and a doorway leads to the lounge.

LOUNGE 14'5" x 11'9" inc staircase

Positioned at the front of the property is this good sized reception room, the focal point being the gas, coal effect fire with marble effect hearth and timber surround. A front facing window looks out over the garden, parking and street scene beyond, a spindled staircase ascends to the first floor landing and a doorway leads to the dining kitchen and entrance lobby.



DINING KITCHEN 11'8" x 9'11" max

Located at the rear of the property is the dining kitchen, with a range of wood effect wall and base units with rolltop worktops, decorative tiled splash backs, sink unit and drainer with mixer tap over, electric oven and four ring gas hob and pullout extractor fan over. Space for a free standing fridge freezer, plumbing for a washing machine, wall mounted boiler, wood effect laminate flooring and a rear window overlooks the garden. There is space for a dining table and chairs, a doorway leads outside and to the lounge.



FIRST FLOOR LANDING

Stairs ascend from the lounge to the first floor landing. There is a loft hatch with pull down ladder which is good for storage, doorways lead to the bathroom and two bedrooms.

BEDROOM ONE 12'9" x 11'9" max

Located at the front of the property is this good sized double bedroom with ample room for freestanding furniture and also a handy storage cupboard above the staircase. Two windows give an outlook over the garden, street scene beyond and towards Emley Moor mast. A doorway leads to the first floor landing.



BEDROOM TWO 6'9" x 11'8" max

Positioned at the rear of the property is this double bedroom which has a pleasant outlook over the properties rear garden and a doorway leads to the first floor landing.



BATHROOM 4'8" x 8'6"

Positioned at the rear of the property is this modern bathroom suite comprising of a white three piece suite, bath with mixer shower above, pedestal hand wash basin with mixer tap over, push flush w.c, decorative tiles to the splash area, glass shower screen, rear obscure window, spotlights, attractive tiled flooring, chrome heated towel rail and extractor fan. A doorway leads to the first floor landing.



OUTSIDE

To the front of the property is an off road parking space and a lawned garden, paving leading to the front door and an additional pebbled area.

To the rear is a beautiful lawned garden with paved patio area which is great for sitting out and entertaining, a paved pathway continues to the end of the garden. There is also an outside water tap and shed.





ADDITIONAL INFO

The property has an alarm.

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.

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.

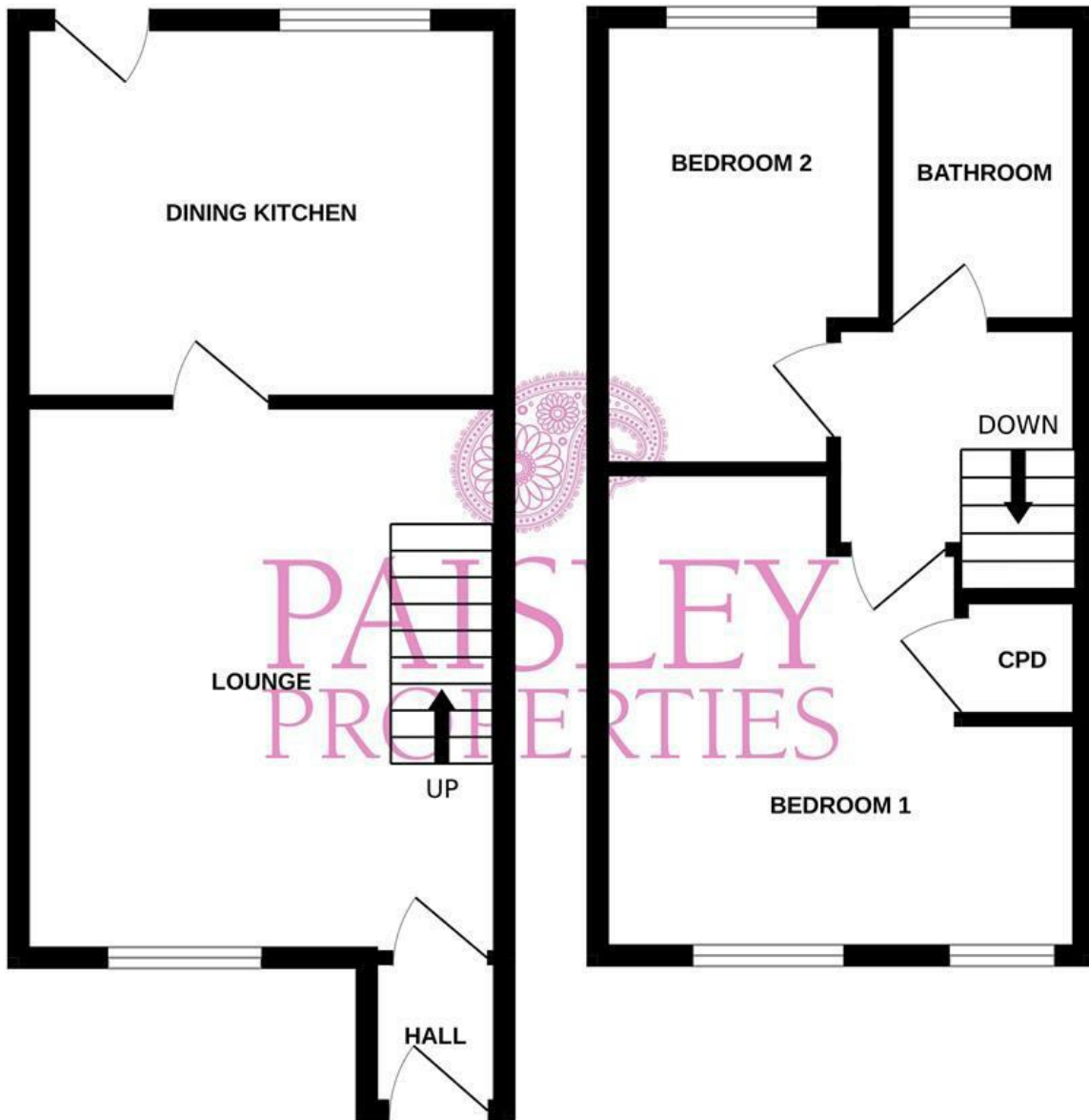
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

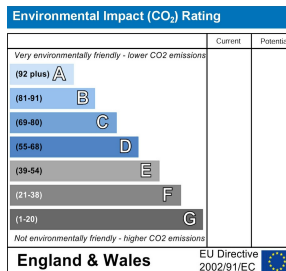
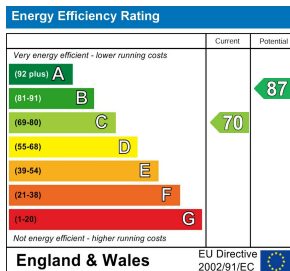
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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.



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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