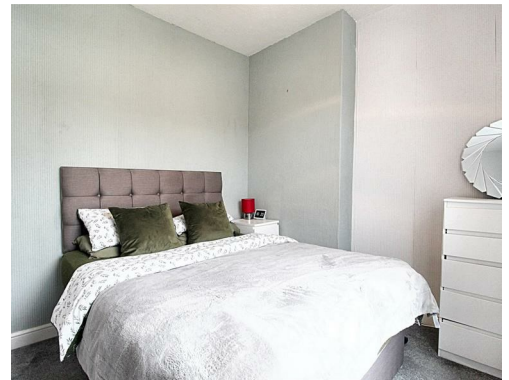


61 Johnson Street,  
Lower Hopton WF14 8PQ

OFFERS AROUND  
£140,000



TASTEFULLY DECORATED THROUGHOUT, THIS CHARMING TWO BEDROOM END TERRACE PROPERTY BOASTS A MODERN KITCHEN AND BATHROOM WITH ENCLOSED REAR PATIO GARDEN AND ON STREET PARKING.

LEASEHOLD 999 YEARS - ENDS 2864 / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY  
PROPERTIES

## **ENTRANCE HALLWAY**

You enter the property through a upvc part glazed door into this welcoming entrance hallway with room for the removal and storage of shoes and coats, with lovely high ceilings, panelling to the walls, vinyl flooring underfoot, stone steps ascend to the first floor landing and a door leads through to the lounge.

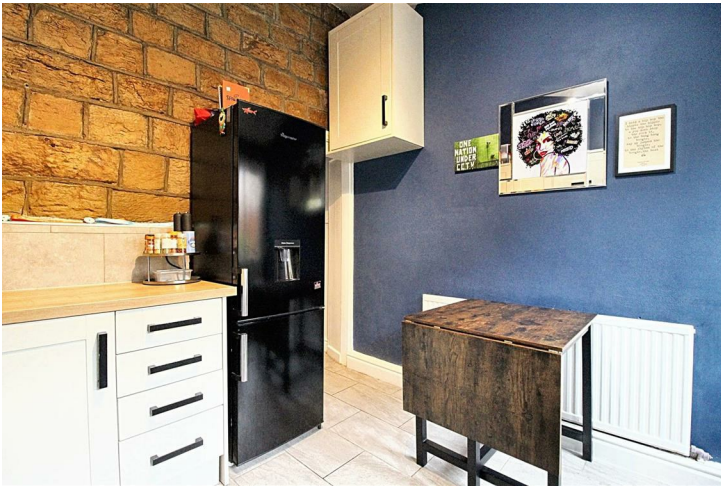
## **LOUNGE 15'1" x 13'2" max**

This spacious reception room is beautifully presented with high ceilings and has a cast iron fireplace housing a coal effect gas fire with tiled hearth, a great amount of space to accommodate free standing furniture and alcoves to either side of the chimney breast, one with fitted timber storage. A large window allows natural light to flow through the space. Doors lead through to the entrance hallway and to the kitchen diner.



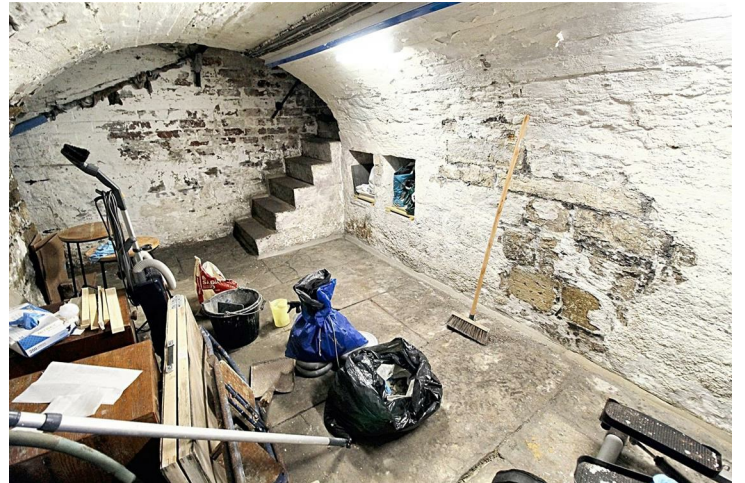
## **KITCHEN DINER 9'6" x 9'6" max**

This modern dining kitchen has a characterful exposed stone wall and a view over the rear garden. The kitchen is fitted with a range of cream wall and base units, contrasting work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. There is an integrated electric oven with four ring gas hob and extractor fan over, space for a freestanding fridge freezer and plumbing for a washing machine. To the side of the kitchen is space for a small table and chairs. Tile flooring flows throughout and a door leads through to the lounge and cellar head. An external door opens to the garden.



### **CELLAR 16'4" x 14'0" max**

Stone steps descend to this vaulted storage cellar with inset shelving ideal for storing extra household items.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing with a window offering rooftop views, a loft hatch gives ladder access to a part boarded loft and doors lead through to two bedrooms and the house bathroom.

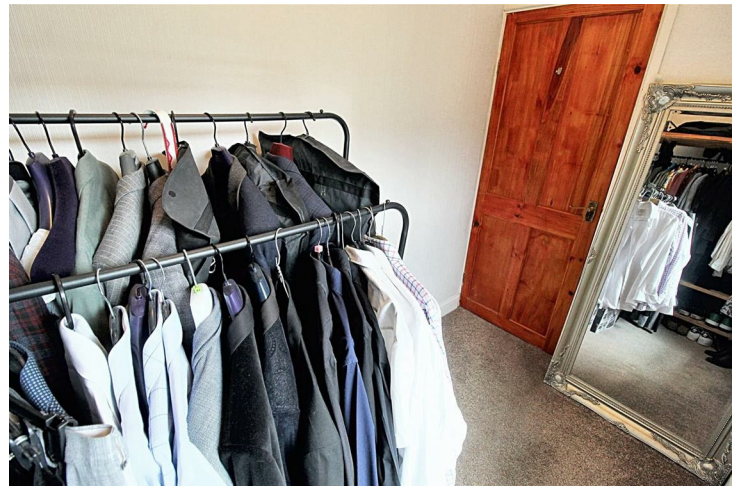
### **BEDROOM ONE 10'0" x 9'7" max**

This light and airy double bedroom has high ceilings and space for freestanding bedroom furniture. The room is neutrally decorated, has a front facing window with views of the street scene below and a door leads on to the landing,



### **BEDROOM TWO 10'1" x 5'2" max**

Currently used as a dressing room, this bright single bedroom has space for freestanding furniture, views over the rear garden, roof tops and a door leads on to the landing.



### **BATHROOM**

This attractive bathroom is fitted with three piece white suite, including a bath with waterfall shower over and glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room is clad with practical splash boarding with complimentary vinyl flooring underfoot, towel radiator, front obscure glazed window and a door leads on to the first floor landing.



## REAR GARDEN

Accessed from the kitchen diner is this fence enclosed patio garden with space for outdoor dining with well maintained bushes, shrubs and colourful raised flower beds.



## EXTERNAL FRONT

Entered by a wrought iron gate is a low maintenance front patio with decorative pebble area ideal for sitting out and space for pots/planters.



## **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.

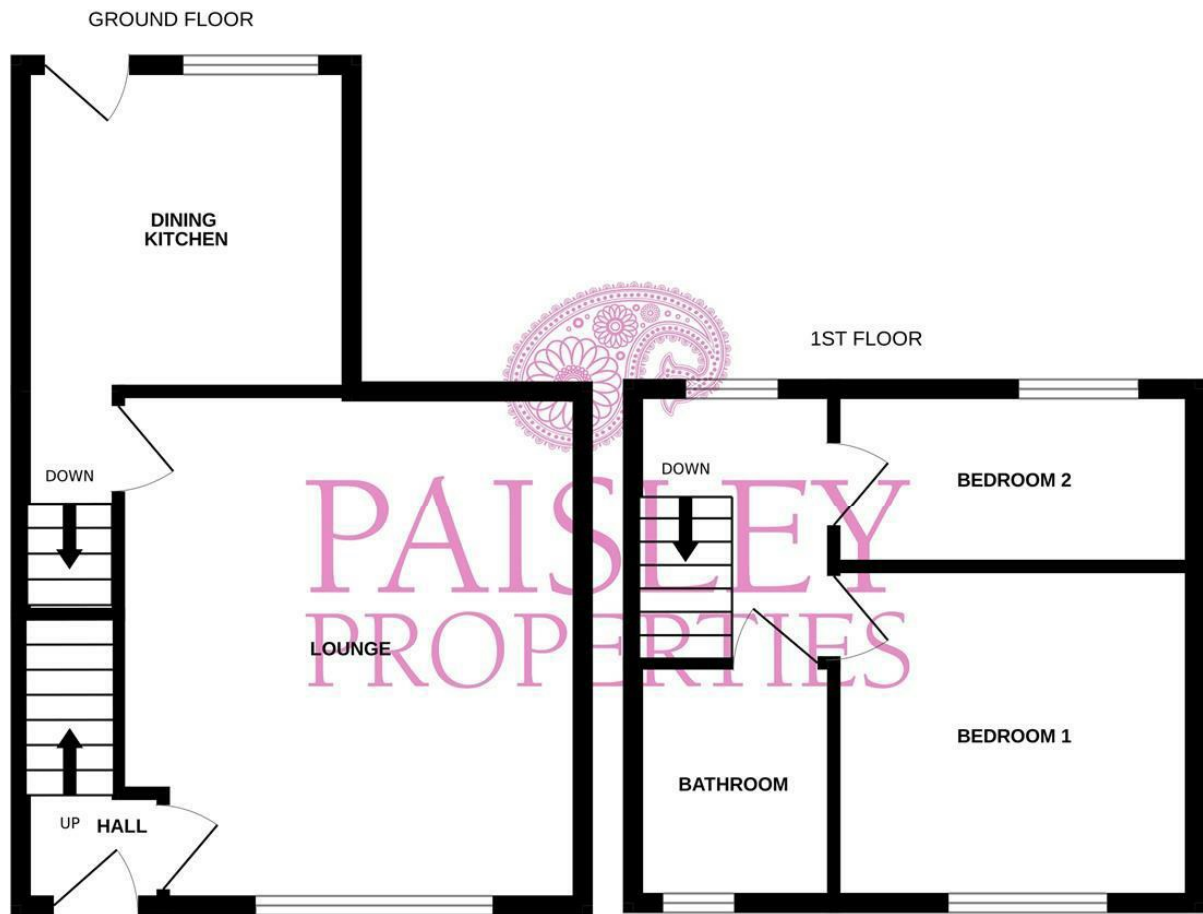
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

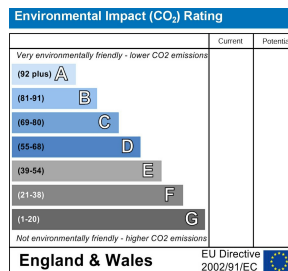
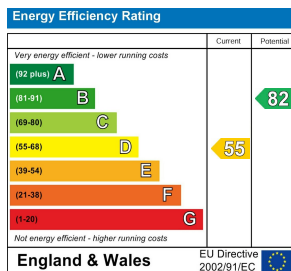
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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