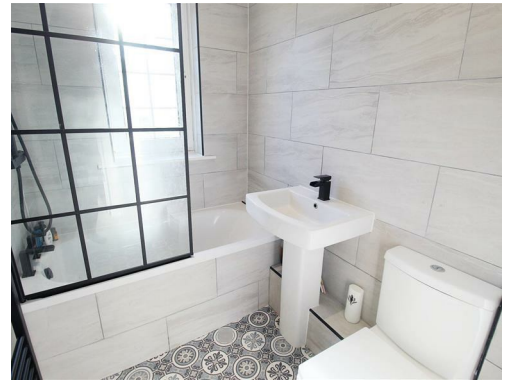


143 Kinder Avenue,
Cowlersley HD4 5XD

OFFERS AROUND
£140,000



BEAUTIFULLY PRESENTED THROUGHOUT AND RECENTLY RENOVATED THIS TWO DOUBLE BEDROOM END TERRACE BOASTS NEW FIXTURES AND FITTINGS THROUGHOUT, REAR GARDEN, FANTASTIC REAR VIEWS AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into this welcoming hallway, stairs with a timber balustrade ascend to the first floor and a door leads through to the lounge.



LOUNGE 13'1" x 12'9" max

The lounge is light and airy courtesy of the large front facing window which provides lovely views over the street scene beyond. The room has been tastefully decorated and has plenty of space to house freestanding furniture. There is new carpeted flooring underfoot and doors leads through to the dining kitchen and back through to the entrance hallway.



DINING KITCHEN 12'8" x 8'0"

This stylish dining kitchen is fitted with a range of grey wall and base units, contrasting roll top work surfaces with metro tile splashbacks and a composite sink and drainer with mixer tap over. Integrated appliances include a recently fitted gas oven, four ring gas hob with extractor fan over, space for a fridge freezer and plumbing for a washing machine. Two rear facing windows look out over the garden, there is vinyl flooring underfoot and space for a dining table and chairs. Doors lead through to the rear porch and back through to the lounge.



REAR PORCH 3'5" x 3'5"

This handy rear porch is great storing outdoor clothing and household items if desired.

FIRST FLOOR LANDING

BEDROOM ONE 11'5" x 9'6" max

This neutrally decorated and light double bedroom has space for freestanding bedroom furniture and benefits from a walk in wardrobe with shelving. A large window gives pleasant far reaching rooftop views and a door leads onto the landing.



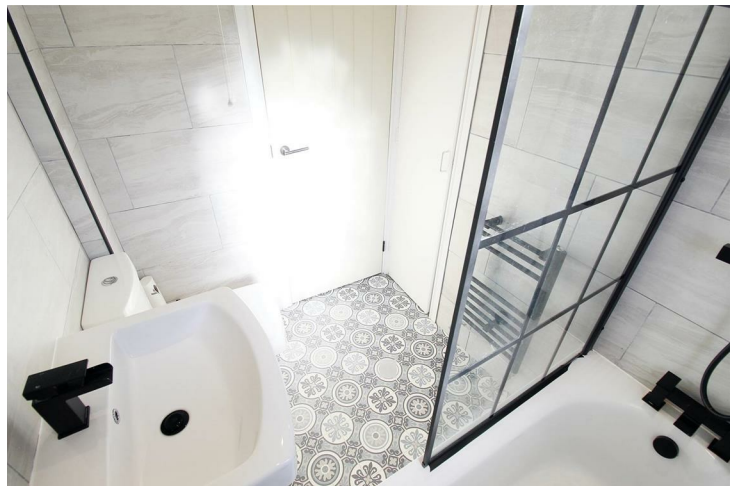
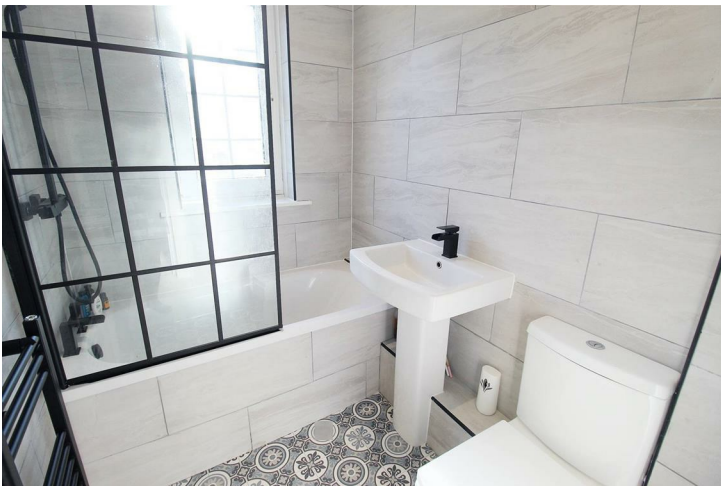
BEDROOM TWO 11'5" x 6'7" max

Another double bedroom positioned to the rear of the property with far reaching countryside views. Having space for freestanding bedroom furniture and a door leads onto the landing.



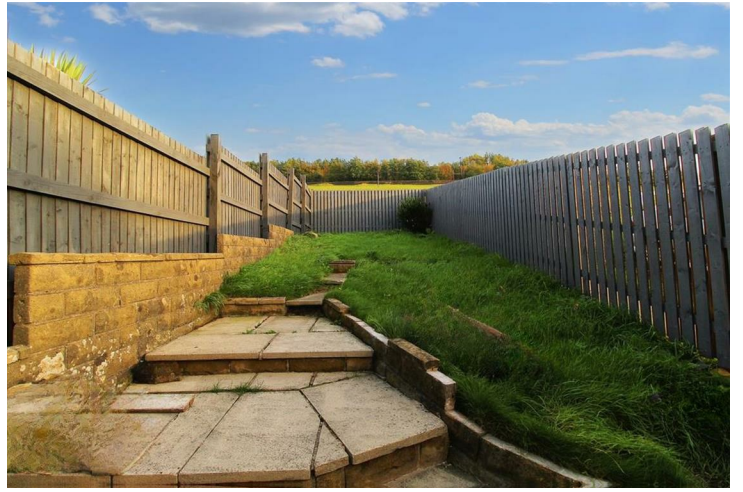
BATHROOM 6'5" x 4'11"

This contemporary bathroom is fitted with a three piece white suite including bath with black waterfall shower over and glass screen, low level W.C and vanity unit hand wash basin with black mixer tap over. The room is fully tiled with grey wall tiles and there is an anthracite heated towel rail. A rear facing obscure glazed window fills the room with natural light and a door leads onto the landing.



REAR GARDEN

Backing onto open fields this good size lawn garden is fence enclosed and has a patio area ideal for outdoor dining with ample space for outdoor furniture and a timber outbuilding if required.



EXTERNAL FRONT AND PARKING

To the front of the property is a lawn garden with well maintained bushes. A stepped pathway leads to the front door and to the side of the property giving access to the rear garden.

There is a parking area to the side of the property.



VIEWS AND SURROUNDINGS



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.

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.

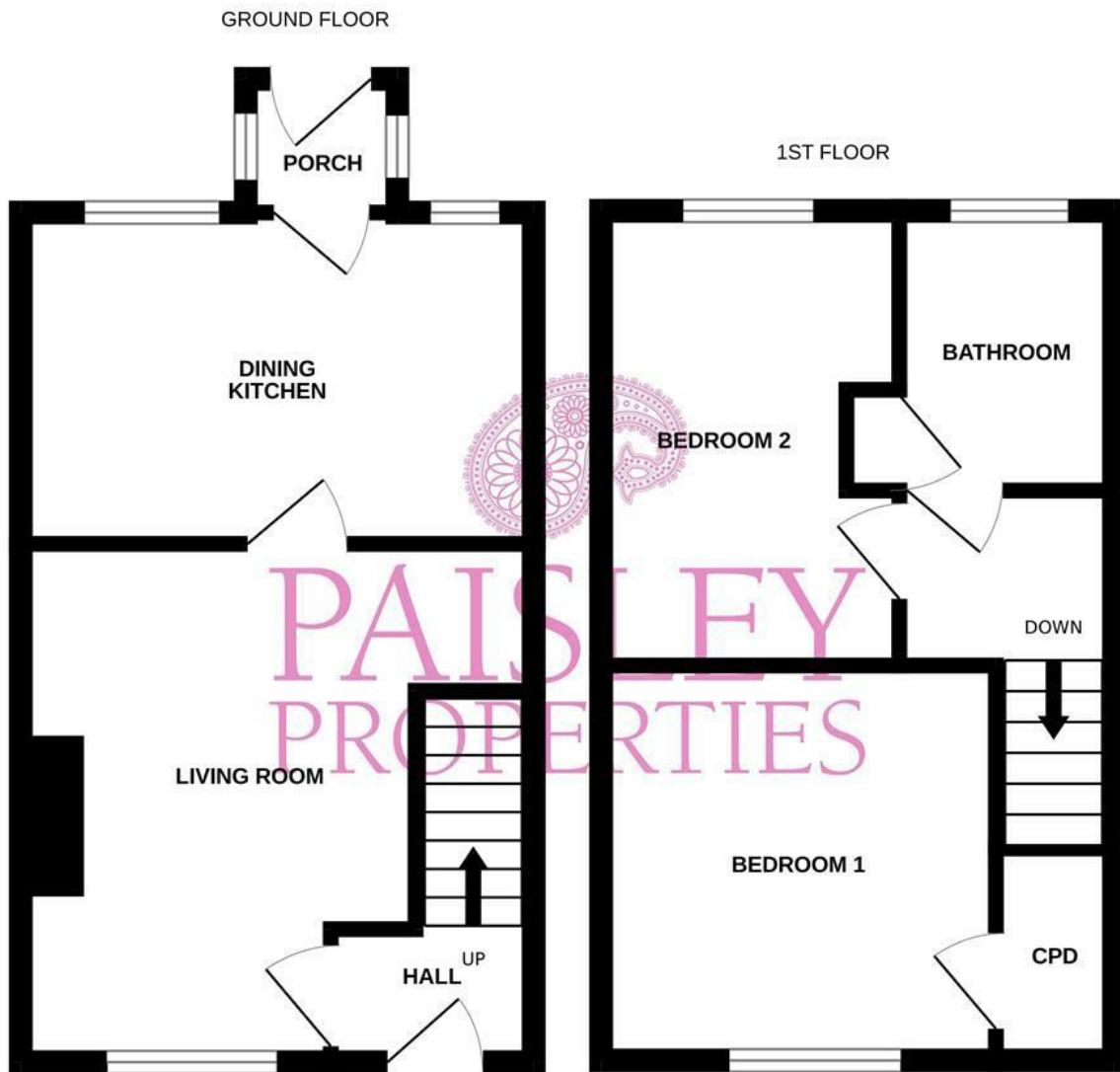
SURVEY TEXT

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.

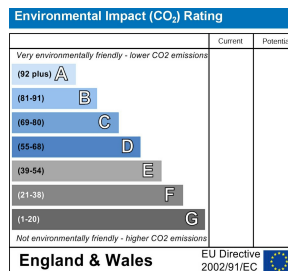
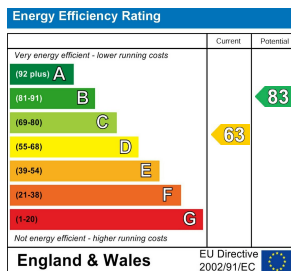
MORTGAGES

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. *



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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