15 Rothwell Street, Moldgreen HD5 8DH

OFFERS AROUND £145,000

BACKING ON TO RAVENSKNOWLE PARK AND TASTEFULLY DECORATED THROUGHOUT IS THIS CHARMING TWO BEDROOM MID TERRACE PROPERTY BOASTING A VERSATILE ATTIC ROOM, ENCLOSED REAR PATIO GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY PROPERTIES

ENTRANCE HALLWAY
You enter the property through a recently fitted composite door into this welcoming entrance hallway with space to remove and store outdoor clothing, with high ceilings and an intricate archway. Laminate flooring flows underfoot and a staircase with a timber balustrade ascends to the first floor landing. A door opens through to the lounge.

LOUNGE 13′7″ max x 11′2″ max

This tastefully decorated lounge has a fantastic inset fireplace with a slate hearth and timber mantle housing a newly fitted multifuel stove offering a lovely focal point to the room, space to accommodate free standing furniture and alcoves to either side of the chimney breast. A large window allows natural light to flow through the space and laminate flooring flows underfoot. Doors lead through to the entrance hallway and through to the kitchen diner.

KITCHEN DINER 14′8″ max x 6′0″ max

This modern kitchen diner is fitted with a range of cream gloss wall and base units, contrasting timber 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 fridge, plumbing for a washing machine and the boiler. A window gives a view of the rear garden and to the side of the kitchen is space for a small table and chairs. Tile flooring flows throughout and a doors lead through to the lounge and to the cellar head. An external door opens to the garden.

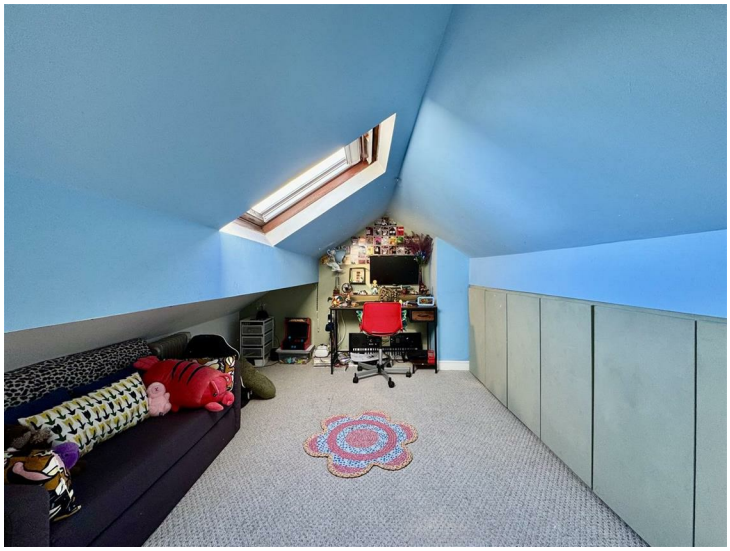
CELLAR 14′10″ max x 7′8″ max
Stone steps descend to this good size cellar which has power, inset shelving and is ideal for a freezer and extra household items.

FIRST FLOOR LANDING
Stairs ascend from the entrance hallway to the first floor landing and doors lead through to two bedrooms (one with staircase access to the attic room) and the house bathroom.

BEDROOM ONE 11′6″ max x 10′1″ max

This light and airy double bedroom has two windows which give a view of the street scene below, space for freestanding bedroom furniture and an understairs storage cupboard. Laminate flooring runs underfoot and a staircase with a timber balustrade ascends to the attic room. A door leads on to the landing.

ATTIC ROOM 14′7″ max x 9′4″ max

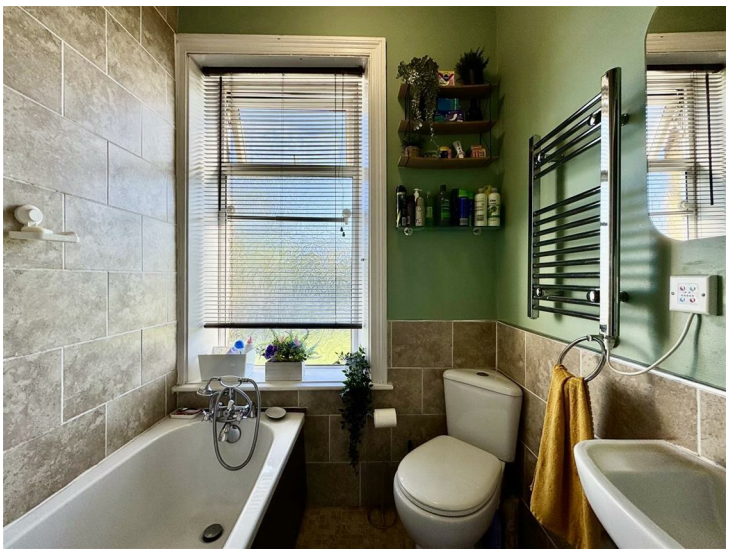


This versatile room nestled in the eaves could be used as a study, play room or an occasional bedroom. There is eaves storage to one side and a velux window gives a pleasant view over Ravensknowle Park. A staircase descends to bedroom one.

BEDROOM TWO 9′4″ max x 8′6″ max

Another neutrally decorated double bedroom which has space for freestanding furniture and laminate flooring. A window offers pleasant views over to Ravensknowle Park and a door leads on to the landing.

BATHROOM 5′8″ max x 4′11″ max



This attractive bathroom is fitted with three piece white suite, including a bath with shower over, a pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled with complimentary mosaic tile underfoot, a rear obscure glazed window and a door leads on to the landing.

REAR GARDEN

Accessed from the kitchen diner or a ginnel to the side of the property is a fence enclosed patio garden with space for outdoor dining and a timber outbuilding if desired. A gate opens through to Ravensknowle Park.

VIEW / SURROUNDINGS

EXTERNAL FRONT

To the front of the property there is on street parking and space for pots/planters.

***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Stone

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations 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

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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.

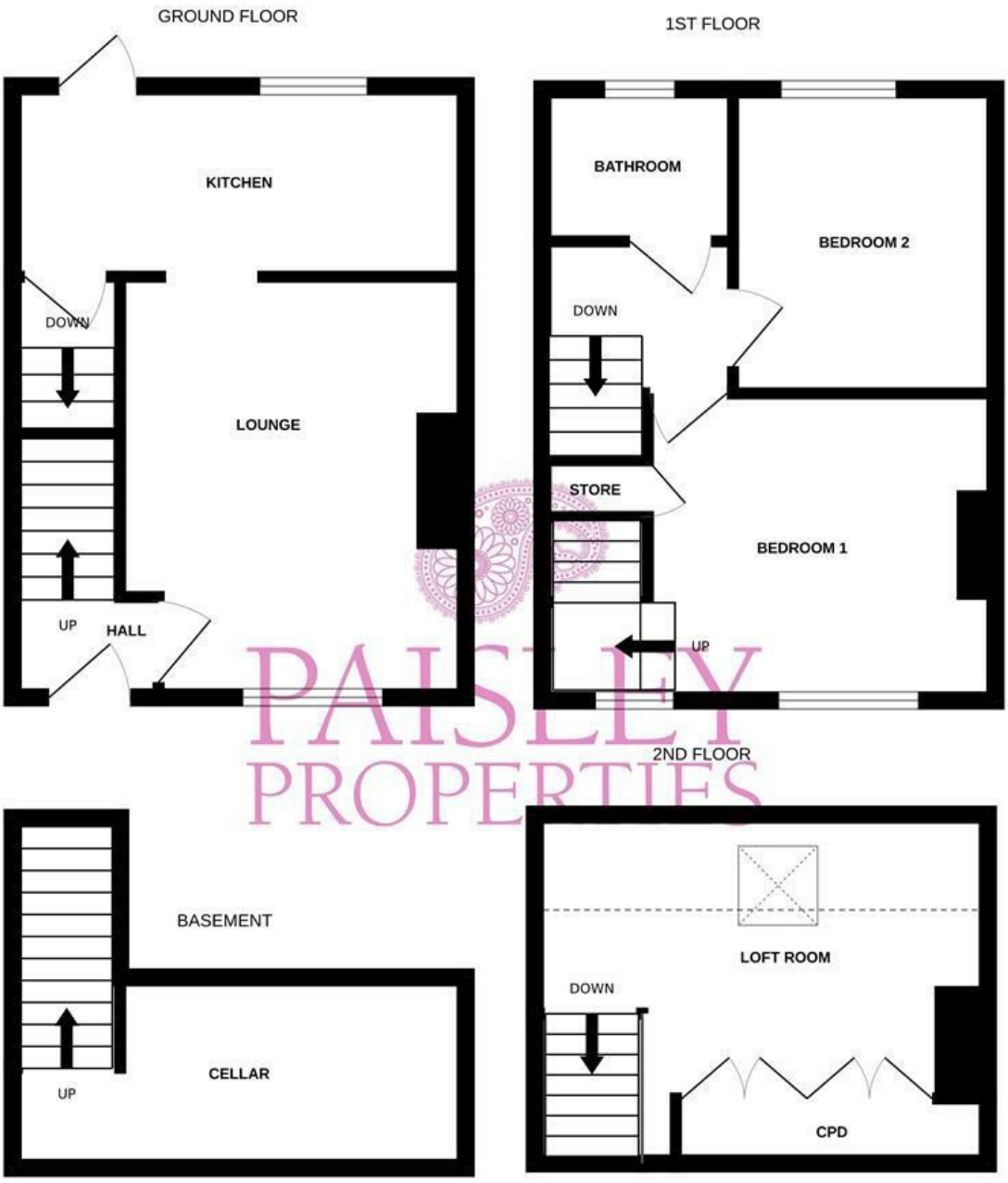
MORTGAGES

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

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.



PAISLEY PROPERTIES

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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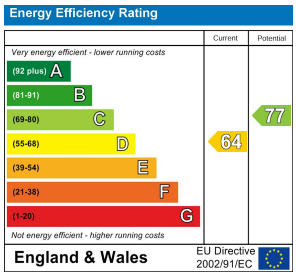

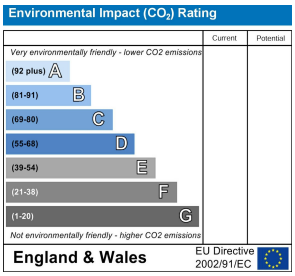

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