

1a New Road,
Kirkheaton HD5 0JB

OFFERS AROUND
£179,500



**** NO CHAIN ** THIS WELL PRESENTED THREE BEDROOM MID TERRACE PROPERTY BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, LOW MAINTENANCE GARDENS AND A DRIVEWAY.**

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C.

PAISLEY
PROPERTIES

PORCH 2'11" apx x 3'1" apx

You enter the property through a upvc glazed door into a handy entrance porch which has space to remove outdoor clothing. A door opens to the living room.

**LIVING ROOM 15'10" max x 12'11" max**

This beautifully presented and generous size reception room has a large front facing window with a view out to the front garden. The focal point being the coal effect gas fire sat within a marble effect fireplace. There is a great amount of space to accommodate free standing living room furniture. An understairs cupboard provides storage for household items and a door leads through to the dining kitchen. A staircase with a timber balustrade ascends to the first floor landing.



DINING KITCHEN 13'8" max x 12'11" max

Spanning the rear of the property, this attractive dining kitchen has a window with a view over the rear patio, cream wall and base units, contrasting roll top work surfaces with metro tile splash backs and a composite sink and drainer with mixer tap over. There is an integrated electric oven, four ring gas hob with extractor fan over, tumble dryer, plumbing for a washing machine, space for a fridge freezer and room for a dining table and chairs. Practical vinyl flooring completes the look. Sliding patio doors open to the rear garden and a door leads back through to the living room.



FIRST FLOOR LANDING

Stairs ascend from the living room to the first floor landing with a timber balustrade and doors lead through to the three bedrooms, house bathroom and a storage cupboard housing the boiler. A hatch provides access into the loft space.

BEDROOM ONE 12'11" apx x 7'10" apx

Neutrally decorated and located to the front of the property is this double bedroom which has space for additional freestanding furniture and a large window gives a view of the street scene below. A door leads through to the first floor landing.



BEDROOM TWO 12'9" apx x 6'9" apx

Another double bedroom positioned to the rear of the property with a view over the rear patio and driveway. There is space for freestanding bedroom furniture and a door leads to the landing.



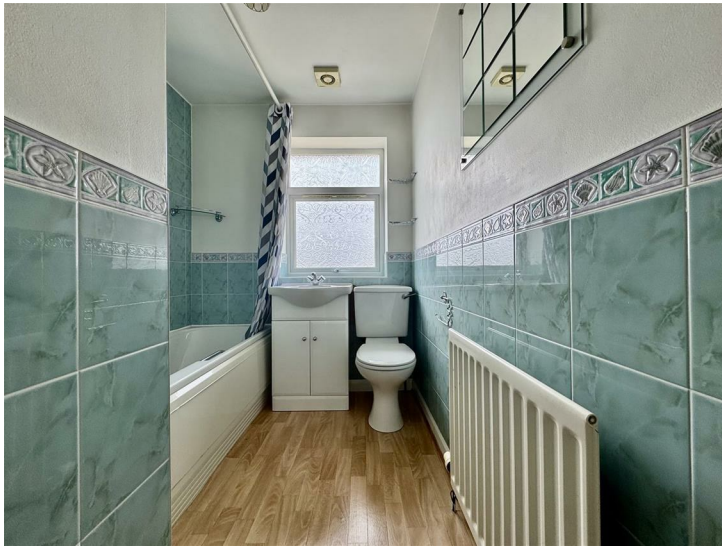
BEDROOM THREE 7'7" apx x 6'9" apx

A single bedroom or home office if required, having fitted wardrobes with overhead storage, a ceiling light tunnel and a door leads to the first floor landing.



BATHROOM 9'9" max x 5'10" max

The bathroom is fitted with a three-piece white suite including a bath, vanity hand wash basin with a mixer tap and a low level W.C. The room is partially tiled, has wood effect flooring underfoot, a rear obscure window which allows light to flow through and a door leads to the first floor landing.



REAR GARDEN AND DRIVEWAY

To the rear of the property is a good size patio garden ideal for outdoor entertaining, barbecues and space for a timber outbuilding. A gate opens to a driveway enclosed with wrought iron fencing and parking for one vehicle.



EXTERNAL FRONT

Accessed through a wrought iron gate with boundary fencing to both sides is a low maintenance pebble garden with low stone wall and an ideal space to sit out or for decorative pots/planters.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

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

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.

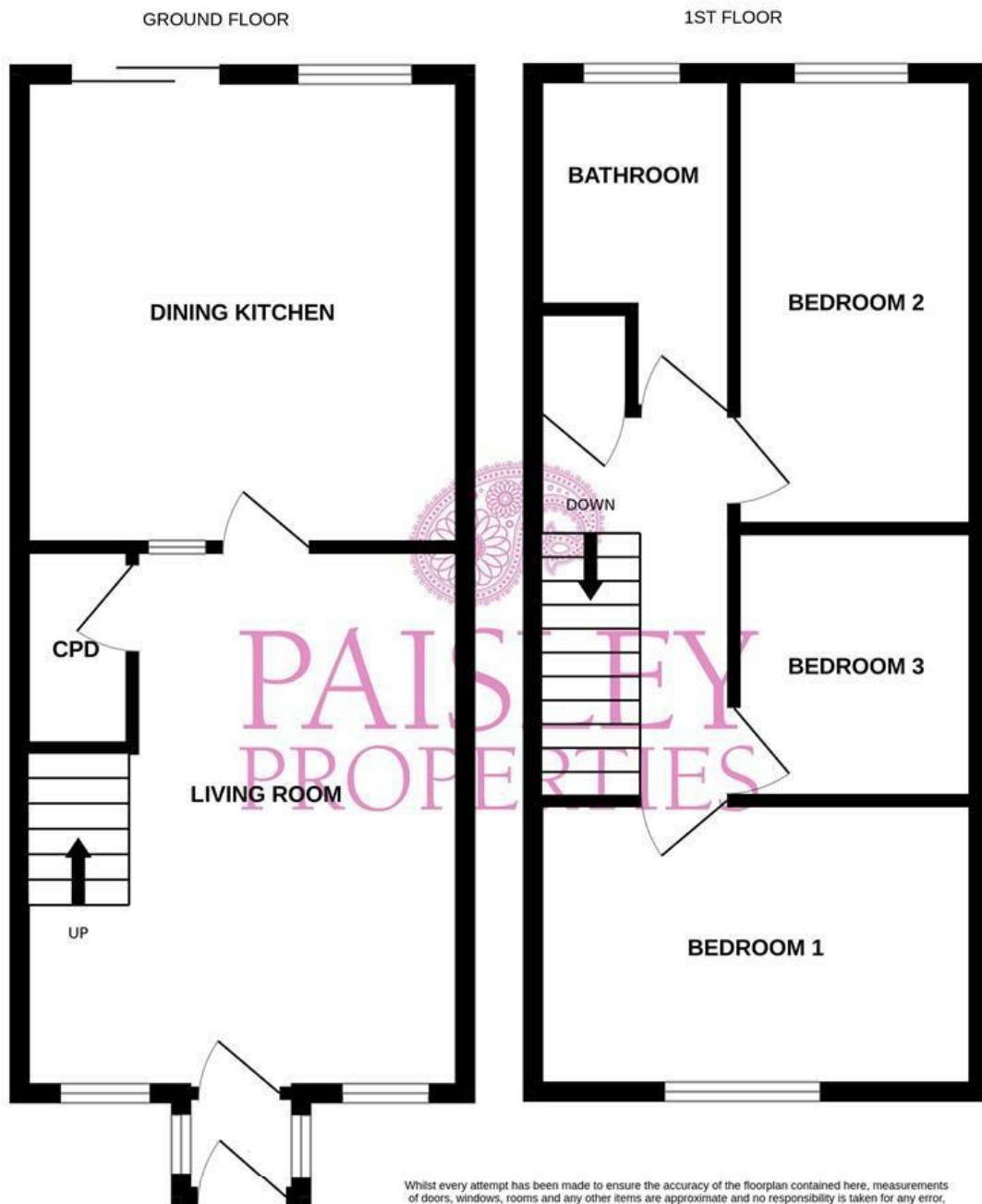
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

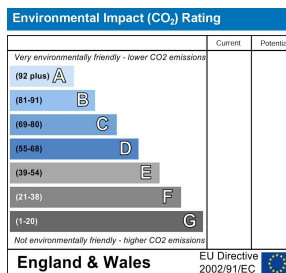
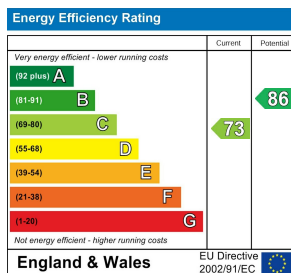
SURVEY TEXT

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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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

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