

33 Towngate,
Highburton HD8 0QP

OFFERS AROUND
£350,000



RENOVATED THROUGHOUT BY THE CURRENT OWNER TO AN IMPECCABLE STANDARD THIS FABULOUS TURN KEY TWO BEDROOM SEMI-DETACHED COTTAGE OFFERS SPACIOUS ROOM SIZES THROUGHOUT AND BOASTS GARDEN OFFICE PODS WITHIN A PRIVATE ENCLOSED REAR GARDEN AND OFF ROAD PARKING TO THE SIDE.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

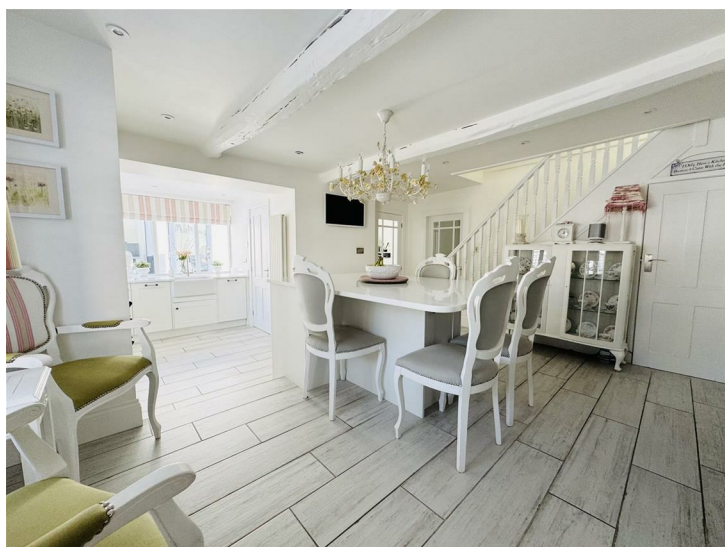
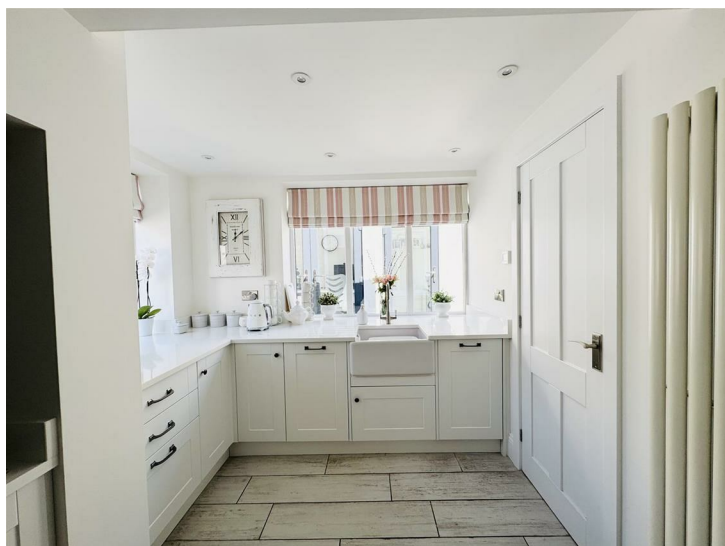
PAISLEY
PROPERTIES

ENTRANCE PORCH 3'8" apx x 5'0" apx max

You enter the property through a grey composite door into a lovely welcoming entrance porch which has practical white wood effect ceramic tiles underfoot and spotlights to the ceiling. There is ample space to remove and store coats and shoes on arrival. A door leads into the dining kitchen.

DINING KITCHEN 22'0" apx max x 16'6" apx max

With light cascading in from windows to dual aspects, this stunning open plan dining kitchen on two levels, is finished to an impeccable standard and has a log burner in an inglenook fireplace as a focal point. The kitchen is fitted with white shaker style units with matching granite worktops and a Belfast sink with mixer tap over. A large alcove currently houses a range cooker (possibly available by separate negotiation) with a concealed extractor fan over and there are integrated refuse bins and a slimline dishwasher too. There is space to accommodate an American style fridge freezer. A gorgeous granite topped curved island unit offers a great informal dining solution and extra storage beneath in the form of cupboards. White wood effect ceramic flooring with electric underfloor heating runs underfoot and there are painted beams and spotlights to the ceiling with a chandelier fitting over the island unit. A large understairs cupboard to the dining area is perfect for storing household items. A carpeted staircase with a white painted balustrade ascends to the first floor and doors lead to the entrance porch, utility cupboard and lounge.





UTILITY CUPBOARD

Located just off the kitchen this useful utility cupboard has plumbing and space for a washing machine and tumble dryer to be stacked and also houses the property's central heating boiler. The white wood effect ceramic tiles continue underfoot from the kitchen and there are spotlights to the ceiling. A door leads to the kitchen.

LOUNGE 16'3" apx max x 14'5" apx max

Located to the front of the property with windows to dual aspects, a bay to the front and a large side window allowing copious amounts of natural light to enter, this lovely large neutrally decorated lounge has a stunning inglenook fireplace with a log burner as a focal point and ample space for lounge furniture. Grey wood effect laminate flooring runs underfoot and wall lights illuminate the room beautifully. A door leads to the dining kitchen.





FIRST FLOOR LANDING 2'4" apx x 12'6" apx max

A carpeted staircase with a white painted balustrade leads to the first floor landing which has a Velux skylight allowing natural light to flood in and an antique safe slotted into an alcove. Doors lead to the two bedrooms and house bathroom.

BEDROOM ONE 14'5" apx x 13'5" apx max

Formerly two bedrooms and now a magnificent master bedroom of generous proportions, it benefits from white painted built in wardrobes to one wall and ample space to accommodate further freestanding bedroom furniture. Windows to dual aspects with white wooden shutters, allow natural light to enter and a hatch allows access to the loft. A door leads to the landing.



BEDROOM TWO 14'5" apx x 9'6" apx max

Neutrally decorated and beautifully light courtesy of windows with wooden shutters to dual aspects, this fabulous neutrally decorated double bedroom has ample space for freestanding items of furniture. A door leads to the landing.



HOUSE BATHROOM 11'3" apx x 6'3" apx max

This contemporary bathroom is beautifully appointed with a freestanding bath tub with a pedestal tap with shower attachment and a walk in shower enclosure equipped with a thermostatic waterfall shower, this is accompanied by a gloss white curved vanity unit incorporating drawers with an integrated basin with mixer tap and a low level WC. A large gloss white built in cupboard is perfect for housing bathroom essentials. Pale grey tiles adorn the walls in the shower area and embossed white decorative tiles make a lovely feature splashback behind the basin. Striking patterned ceramic tiles run underfoot, spotlights to the ceiling and a chrome heated towel radiator completes the room. An obscure window allows natural light to enter and a door leads to the landing.



GARDEN OFFICE PODS 4'9" apx x 6'2" apx & 5'9" apx x 5'7" apx

These fabulous office pods provide the perfect place for working from home or could make great hobby spaces. the smaller one has a high level window and a fully glazed door allowing natural light to enter, whilst the larger one enjoys garden views from its window and a fully glazed door too. There is light and power to both,



GARDEN, SIDE AND PARKING

Nestled behind the property is a gorgeous beautifully manicured garden which has a raised stone patio for relaxing and a lawn alongside well established planted beds. The garden office pods sit to one side and there is also a garden shed for storage. To the side of the property is a drive area with space to store the property's refuse bins and room to park a vehicle. There is also an EV charging point.





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 B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Electric car charging point / Off Street Parking

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available
There are no known structural defects 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 1000 Mbps

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

AGENTS 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 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.

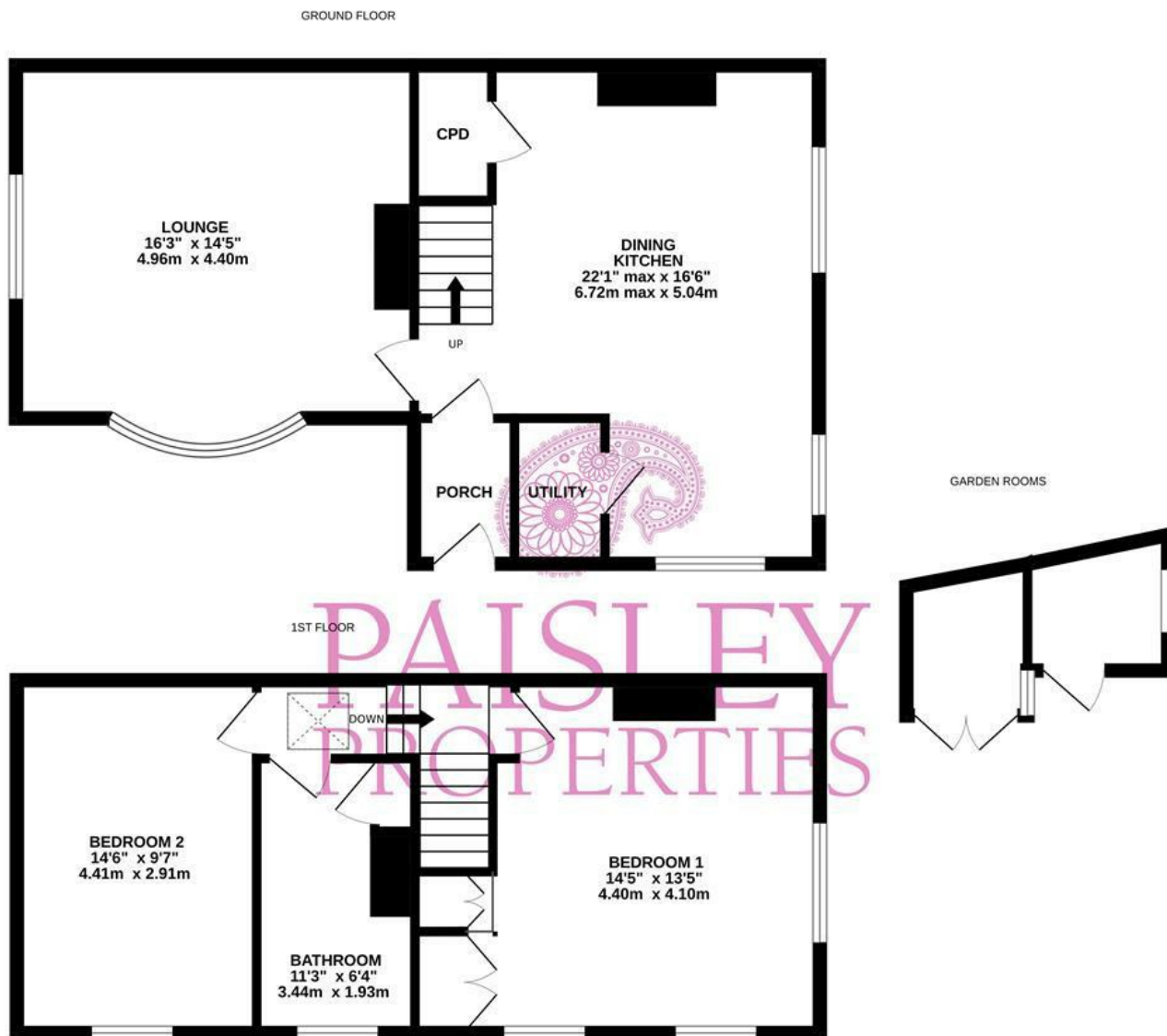
PAISLEY MORTGAGES

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 / mandy@paisleymortgages.co.uk to arrange an appointment.

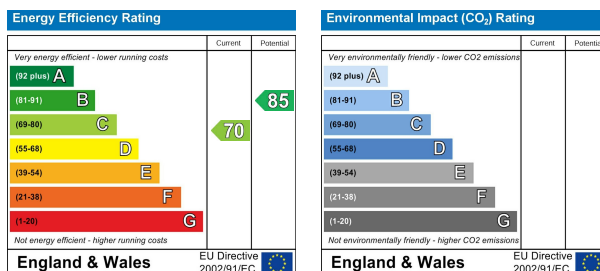
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

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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