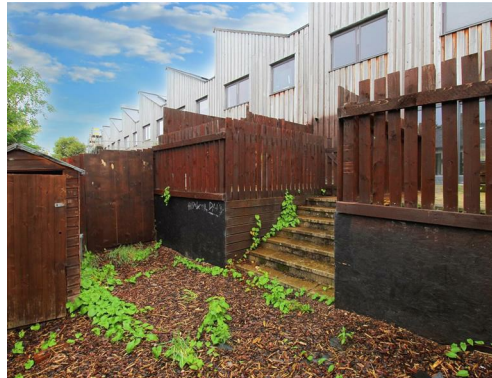


20 Ridge Street,  
Newsome HD4 6DR

£120,000



**\*\*NO CHAIN - POSSIBLE SHARED OWNERSHIP OPTION (Price for 75% share is £90,000)\*\* THIS SURPRISINGLY SPACIOUS MID TERRACE ECO HOME BOASTS THREE GOOD SIZE BEDROOMS, DECKED TIERED GARDEN AND HAS GREAT TRANSPORT LINKS TO NEIGHBOURING VILLAGES AND TOWNS.**

LEASEHOLD - AWAITING INFORMATION / COUNCIL TAX BAND B / ENERGY RATING B

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY**

You enter the property through a timber door into a welcoming entrance hallway offering plenty of space for removing outdoor clothing. Doors lead through to the lounge diner, ground floor W.C and a storage cupboard ideal for coats, shoes and household items. A staircase with timber balustrade ascends to the first floor landing.

### **GROUND FLOOR W.C 6'8" x 2'9"**

This handy ground floor W.C comprises of a low level W.C and pedestal hand wash basin with tile splashback. The room has vinyl flooring underfoot and a door leads through to the entrance hallway.

### **LOUNGE DINER 27'0" x 10'3"**

This generously sized open plan reception room is flooded with natural light and has ample space for freestanding living room and dining furniture. A front facing window provides a view of the street scene beyond and sliding glazed doors open to the rear decking. Doorways lead back through to the entrance hallway and through to the kitchen



### **KITCHEN 10'9" x 8'9"**

The kitchen is located off the lounge diner and has timber effect wall and base units, contrasting worktops with tile splash backs and stainless steel sink with mixer tap over. The kitchen benefits from an integrated electric oven, four ring gas hob with extractor fan above, space for a fridge freezer, tumble drier and plumbing for a washing machine. Vinyl flooring underfoot and a window gives a view of the rear garden.



### FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the entrance hallway to the first floor landing and doors lead to three bedrooms and the family bathroom.



### BEDROOM ONE 10'9" x 10'1"

Located to the rear of the property is this generously proportioned double bedroom with space for additional freestanding furniture. A large window overlooks the rear garden and rooftops beyond.. A door leads through to the first floor landing.





### **BEDROOM TWO 14'5" x 6'6"**

Another good size and neutrally decorated double bedroom positioned to the rear of the property. This light and airy room has space for freestanding furniture and a door leads to the first floor landing.



### **BEDROOM THREE 12'1" x 9'10" max**

Located to the front of the property is another double bedroom with a view over the street scene below, space for freestanding bedroom furniture and a door leads through to the first floor landing.



### **BATHROOM 6'10" x 6'8"**

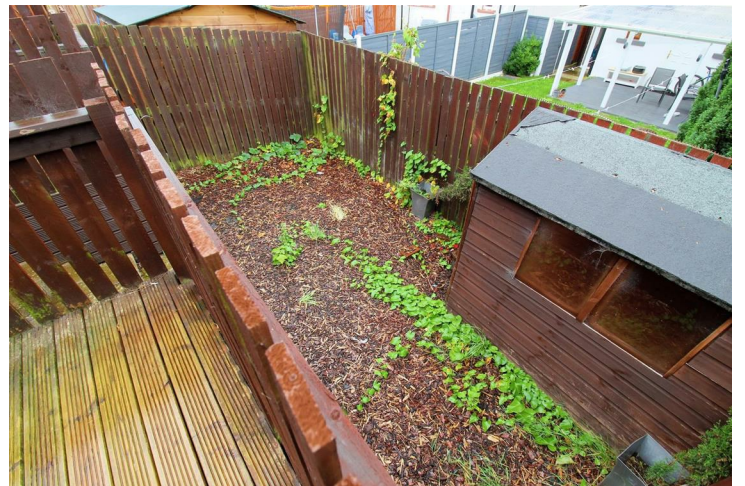
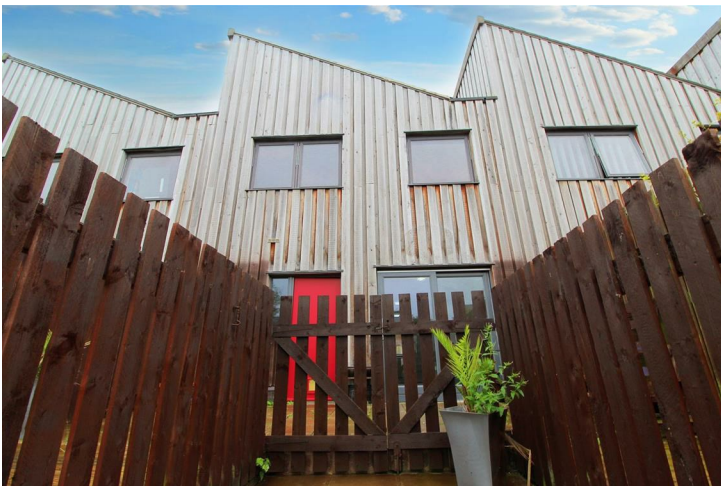
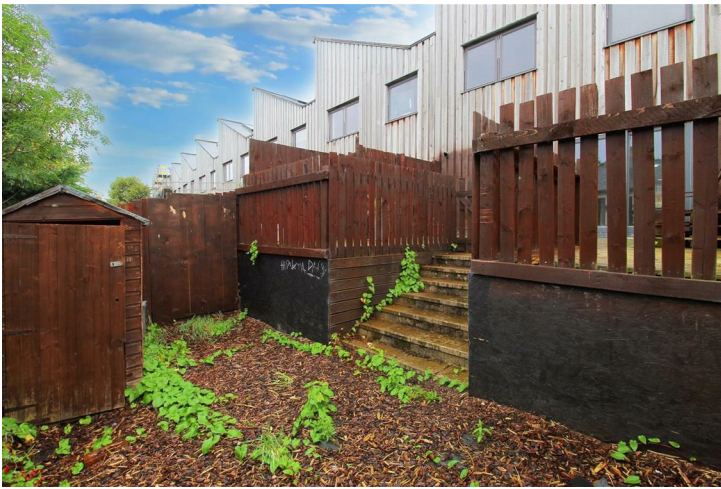
The bathroom is fitted with a white three-piece suite including a bath with shower over, pedestal hand wash basin and a low level W.C. The room is partially tiled, has inset shelving, vinyl flooring underfoot and a front obscure window allows natural light to flow through. A door leads through to the first floor landing.





## REAR GARDEN

Accessed from the kitchen and through sliding glazed doors from the lounge diner is a good sized decking with space for garden furniture, ideal for outdoor dining and entertaining. Timber stairs descend to a woodchip garden area with space for a timber outbuilding if desired.



## EXTERNAL FRONT

You enter through a timber gate to a patio area ideal for pots/planters, a timber store provides space for outdoor items or for bin storage.

There is a residents car park and childrens park to the front of the property.





### **SHARED OWNERSHIP OPTION**

Shared ownership option is based on buying 75% and Yorkshire Housing controlling the other 25% share. The rent payable on this share is £146.54 a month. There is also a further charge which is broken down as below:-

Buildings Insurance - £8.14

Administration - £0.86

Caretaker - £0.42

Sinking Fund - £2.15

Total:- £11.57 per month

Price for 75% share is £90,000.

## **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.

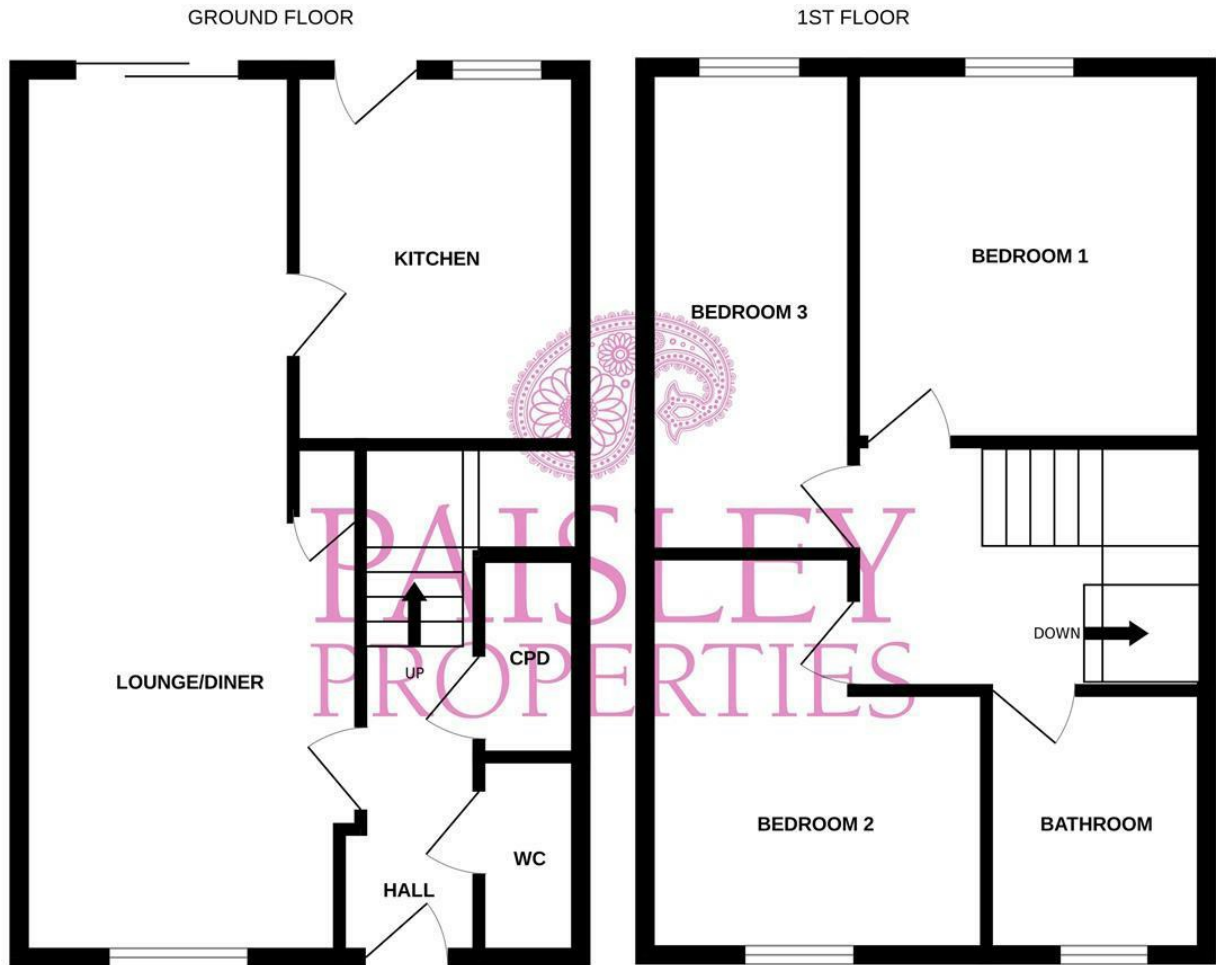
## **SURVEY TEXT**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

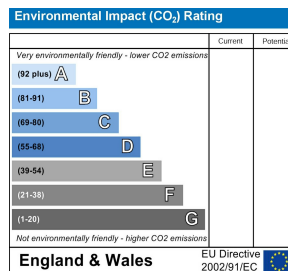
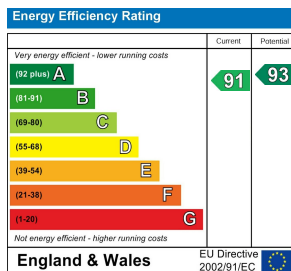
## **MORTGAGES**

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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[www.paisleyproperties.co.uk](http://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

