39 Hall Bower Lane,
Hall Bower HD4 6RW

OFFERS OVER
£180,000

THIS CHARMING TWO BEDROOM COTTAGE BOASTS CHARACTER AND STYLE THROUGHOUT, A DECKED REAR GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

LIVING ROOM 15'10" max x 15'1" max

This spacious and beautifully presented reception room is light and airy courtesy of the large front facing window which gives a view to the front garden, The room has a lovely inset and exposed stone fireplace with a timber mantle which houses a multi fuel stove and two alcoves provide extra storage space. There is plenty of room for free standing living room furniture and a door leads back through to the inner hall. An open stone staircase ascends to the first floor landing.

DINING KITCHEN 23′0″ max x 11′2″ max

Spanning the rear of the property and flooded with natural light, this stylish kitchen is fitted with a range of pale grey wall and base units, complimentary work surfaces with tile upstands and a composite sink with mixer tap over. Integrated appliances include an electric oven and four ring induction hob with extractor fan over, plumbing for a washing machine and space for a fridge freezer. There is space for a dining table and chairs, tile flooring underfoot and spotlighting completes the room. Patio doors open to the garden and doors lead back through to the living room and to the cellar steps.

CELLAR 10′0″ max x 7′3″ max

This good size vaulted cellar has power and is ideal for storage or extra fridge or freezer space if required.

FIRST FLOOR LANDING

Open stairs ascend to the first floor landing which houses the brand new boiler. Doors lead to two bedrooms and the bathroom. The glass block shower enclosure provides a feature to the landing space.

BEDROOM ONE 9'10" max x 8'8" max

Located to the front of the property and enjoying lovely views to Castle Hill, this tastefully decorated double bedroom has ample space for freestanding items of furniture and a bank of fitted slide wardrobes. A door leads to the landing.

BEDROOM TWO 9′10″ max x 5′10″ max

A bright single bedroom with lovely views, having space for bedroom furniture and bulk head shelving. A door leads through to the landing.

BATHROOM 9′11″ max x 4′10″ max

This attractive bathroom comprises of a four piece white suite including a feature glass panel shower cubicle, corner bath, a circular vanity hand wash basin with mixer tap and a low level W.C. The bathroom is fully tiled with complimentary vinyl flooring, has a chrome towel radiator, obscure glazed rear window, spotlights to the ceiling and a door which leads to the landing.

REAR GARDEN

To the rear of the property is a fence enclosed decked garden with space for garden furniture and ideal for outdoor dining and entertaining.

EXTERNAL FRONT AND PARKING

A timber gate opens to the front of the property. A paved garden with raised sleeper flower beds allows space to sit out and for decorative pots and 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

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
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 xxx mbps

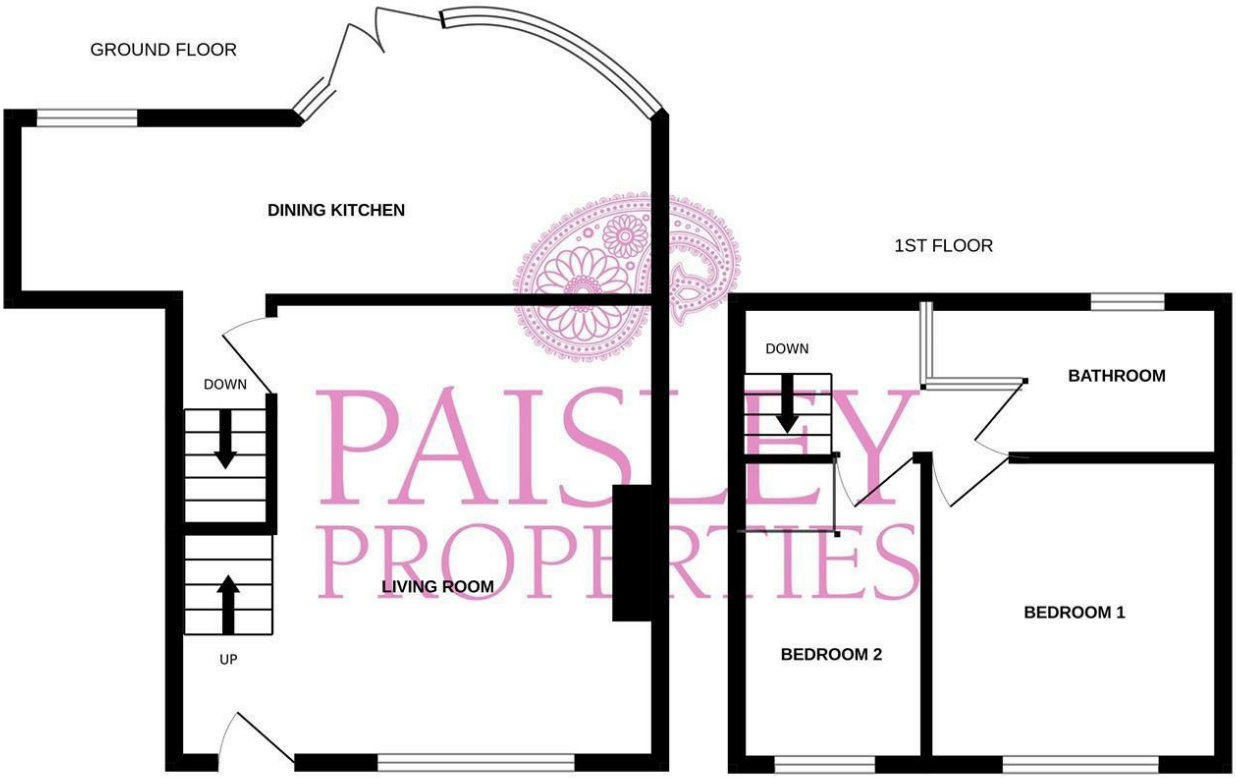
ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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 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.



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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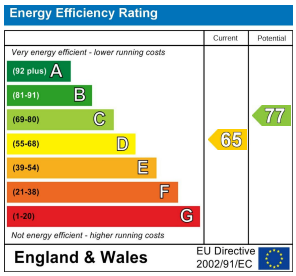

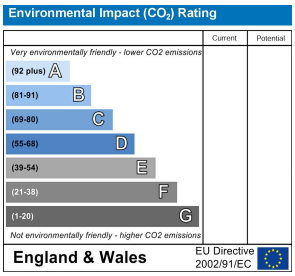

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