

50 Cumberworth Lane,
Upper Cumberworth HD8 8PD

OFFERS AROUND
£285,000



****NO ONWARD CHAIN** THIS FOUR BEDROOM LINK DETACHED PROPERTY IS RIPE FOR MODERNISATION AND OFFERS SPACIOUS ACCOMMODATION, DRIVEWAY PARKING, A REAR ENCLOSED GARDEN AND COUNTRYSIDE VIEWS TO THE REAR.**

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

LOBBY 8'2" apx x 3'8" apx max

You enter the property through a timber door into the lobby, which was previously the property's garage and could easily be converted back again. A door leads to the utility room and a few steps lead up the the main door to the house.



UTILITY ROOM 9'3" apx x 9'11" apx max

Previously part of the garage, the utility room is fitted with timber effect units with marble effect worktops and there is space and plumbing for a washing machine and dryer. A glazed exterior door leads out to the back garden and a door leads into the lobby.



HALLWAY

Accessed from the lobby via a few steps the hallway has doors leading to the lounge, downstairs W.C and dining kitchen. A carpeted staircase ascends to the first floor.

DOWNSTAIRS W.C. 3'2" apx x 3'8" apx max

This handy downstairs W.C is fitted with a pink low level W.C. and a pink vanity wash basin with chrome taps. The walls are partially tiled with pink and white mosaic tiles.

**DINING KITCHEN 14'4" apx x 12'3" apx max**

Located across the front of the property and benefitting from two windows looking out to the road and allowing natural light to flood in, this dining kitchen is of a good size and has a stone effect cladded feature wall. The room has definite areas, the kitchen being fitted with timber base and wall units, laminate worktops, tiled splashbacks and a single bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise of an electric hob with extractor fan over and an electric oven. There is space for an under counter fridge. A breakfast bar with a peninsula unit separates the kitchen from the dining space. Wood effect vinyl flooring is a practical choice for the kitchen whilst carpet runs underfoot in the dining area. A large under stairs cupboards provides excellent storage for larger household items. A saloon style louvre door within a stone archway leads to the lounge and a door leads to the hallway.



LOUNGE 18'0" apx x 11'8" apx max

Spanning the rear of the property and benefitting from light flooding in through the large rear windows which look out into the conservatory, this lovely large lounge has an electric fire in a stone fireplace as a focal point and ample space for lounge furniture. A secure door leads out to the conservatory, louvre swing doors lead to the dining area and a door leads to the hallway.



CONSERVATORY 16'10" apx x 5'4" apx max

This great addition to the property is light and airy courtesy of glazing to two sides and a polycarbonate roof. There is wood effect laminate flooring underfoot and a sliding patio door gives access to the garden. A secure part glazed timber door leads into the lounge.



FIRST FLOOR LANDING 5'9" apx x 15'6" apx max

A carpeted staircase ascends to the first floor landing which is light and airy and benefits from two large cupboards for storing household items and a third cupboard which houses the property's hot water cylinder. Doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 9'11" apx x 13'6" apx max

Enjoying far reaching views over the fields from its large window, this good sized double bedroom benefits from fitted bedroom furniture. Doors lead to the landing and the en-suite.



ENSUITE 9'1" apx x 5'7" apx max

Light and airy courtesy of a large obscure front facing window, this generous en-suite shower room is fitted with a deep pink four piece suite comprising of a pedestal wash basin with chrome taps, a bidet, low level W.C and a step in shower enclosure. There is vinyl flooring underfoot. A door leads to the landing.



BEDROOM TWO 8'9" apx x 11'8" apx max

Also located to the rear of the property with lovely scenic views from its window, this second double bedroom has neutral decor and ample space for freestanding bedroom furniture. A door leads to the landing.



BEDROOM THREE 11'9" apx x 8'8" apx max

Again making the most of the property's location, this third double bedroom has lovely views over the fields from its window. There is ample space for bedroom furniture. A door leads to the landing.



BEDROOM FOUR 8'7" apx x 6'2" apx max

The fourth bedroom can be found to the front of the property with a window looking out to the road. It could easily accommodate a single bed and associated bedroom furniture or alternatively would make a fabulous home office. A door leads to the landing.



HOUSE BATHROOM 8'10" apx x 6'1" apx max

This modern bathroom is fitted with a white shell design three piece suite comprising of a bath with a hand held shower attachment, pedestal wash basin with chrome taps and a low level W.C. Vinyl flooring runs underfoot. A large obscure window allows natural light to flood in and a door leads to the landing.



REAR GARDEN

To the rear of the property is a low maintenance paved garden space with a hedge to one side and a low wall at the end before the open fields start, giving the property a lovely aspect to the rear. A path leads round the property to the side door and steps lead up to the conservatory.



FRONT & PARKING

To the front of the property is a block paved double driveway, there is a further parking space off to one side which was made originally to store a caravan. A path leads up to the side door of the property where there is a further lawned garden area and space for a shed.



VIEWS



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 D

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway and extra off road space.

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property (conservatory extension)
There are known structural defects to the property - details are available from the agent.

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 100 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.

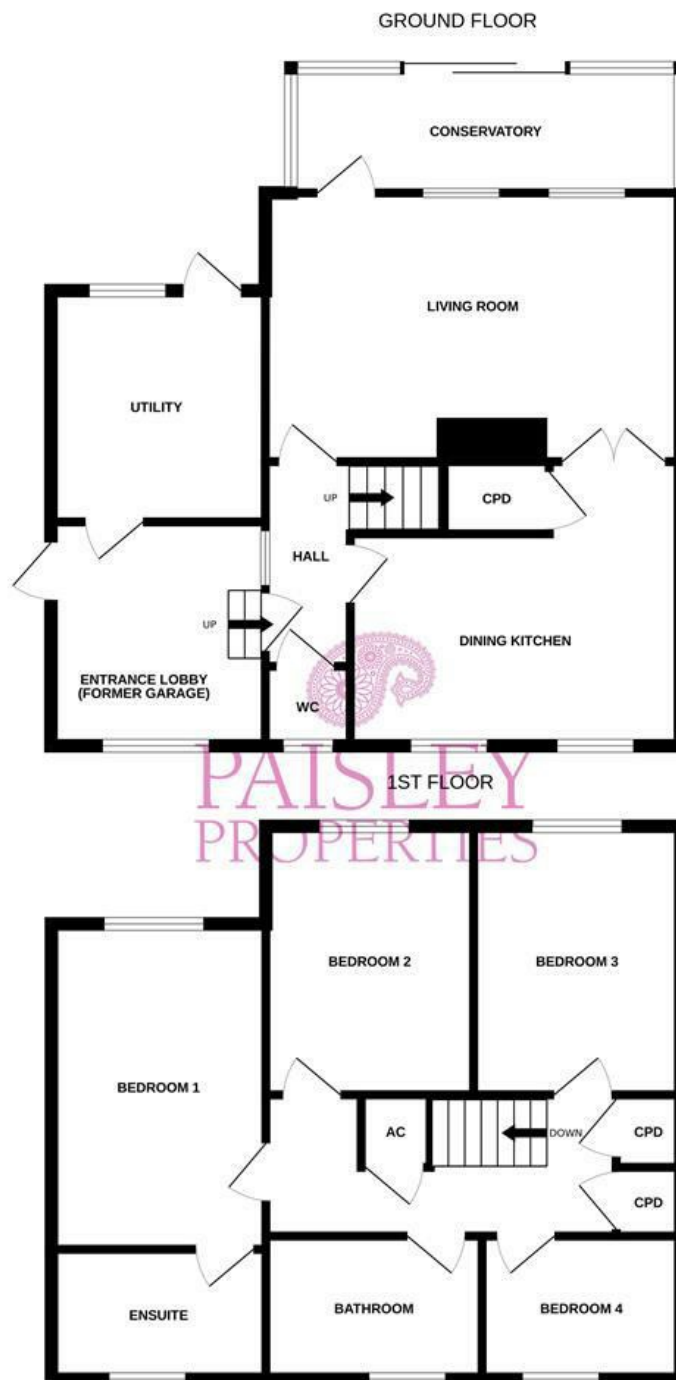
PAISLEY MORTGAGES

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F Not environmentally friendly - higher CO ₂ emissions	
	78		
	62		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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