

"The Little House" 528 Wakefield Road,

OFFERS AROUND
£135,000



THIS CHARMING STONE BUILT ONE BEDROOM END TERRACE PROPERTY IS BEAUTIFULLY PRESENTED THROUGHOUT, BOASTS OPEN PLAN LIVING, A WELL MAINTAINED AND ENCLOSED GARDEN WITH OUT HOUSE AND A PARKING SPACE A SHORT WALK AWAY.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

LIVING DINING KITCHEN 17'8" max x 14'1" max

You enter the property through a part glazed upvc door into a thoughtfully designed kitchen which is fitted with cream wall and base units, contrasting work surfaces with bevelled metro tile splash backs and an inset porcelain sink with mixer tap over. Integrated appliances include an electric oven, four ring induction hob with extractor fan over and space for a slimline fridge.

The stylish and dual aspect living area has a characterful feel throughout with an inset fireplace with stone hearth neatly housing a gas stove creating a lovely focal point to the room. There are fitted cupboards with shelving and space for freestanding living and dining furniture. French doors open to the garden and doorways lead to the utility area and a staircase which ascends to the first floor landing/bedroom.





UTILITY / PANTRY 5'10" max x 4'5" max

Accessed from the living area is this handy utility space which houses the boiler, has plumbing for a washing machine and space for other household items if required.

CELLAR 6'5" max x 5'0" max

Stone steps descend from the utility space is this useful storage cellar which has inset shelving and provides space for household items.

FIRST FLOOR LANDING

A staircase ascends to the landing which is open to the bedroom.

BEDROOM 17'5" max x 13'11" max

This impressive size double bedroom has an abundance of space for bedroom items and has a front facing window which floods the room with natural light. Original timber flooring flows underfoot and a door opens to the shower room.





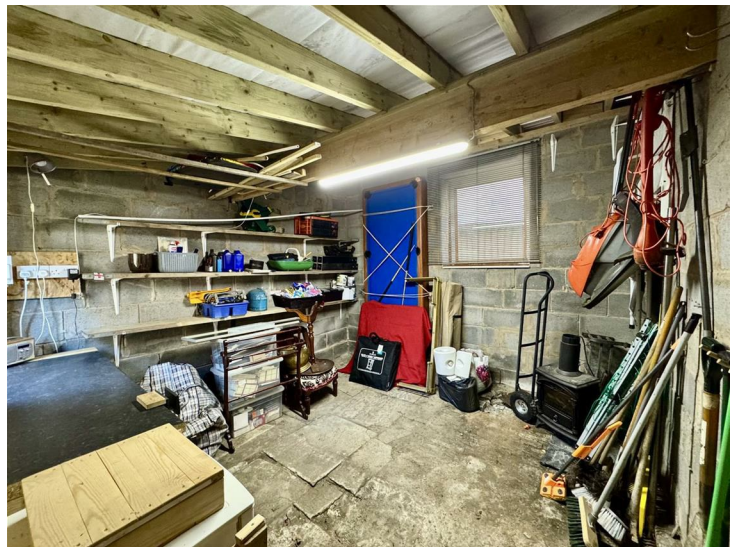
SHOWER ROOM 7'11" max x 4'6" max

An attractive shower room fitted with a three piece white suite including a corner shower with glass screen, low level W.C and a pedestal hand wash basin. The room is fully tiled, a chrome towel radiator, complimentary vinyl flooring and a front facing window. A door opens to the bedroom.



OUTBUILDING 11'9" max x 11'5" max

Situated in the garden is a stone built outbuilding which currently provides storage but is bursting with potential to become a home office for those working remotely, gym, hobby room or workshop if desired. The room has a high ceiling, dual aspect windows, power and light.



GARDEN

This beautifully landscaped and enclosed garden offers a peaceful retreat and a range of spaces to enjoy. A well maintained lawn and patio areas with raised flowerbed borders make the ideal space for outside dining, entertaining and ample space for garden furniture.



PARKING

The property has a car park space for one vehicle a short walk away. This is currently licenced until May 2026 with a view to be extended. (cost to be confirmed)



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Stone

PARKING:
Car Park

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land

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.

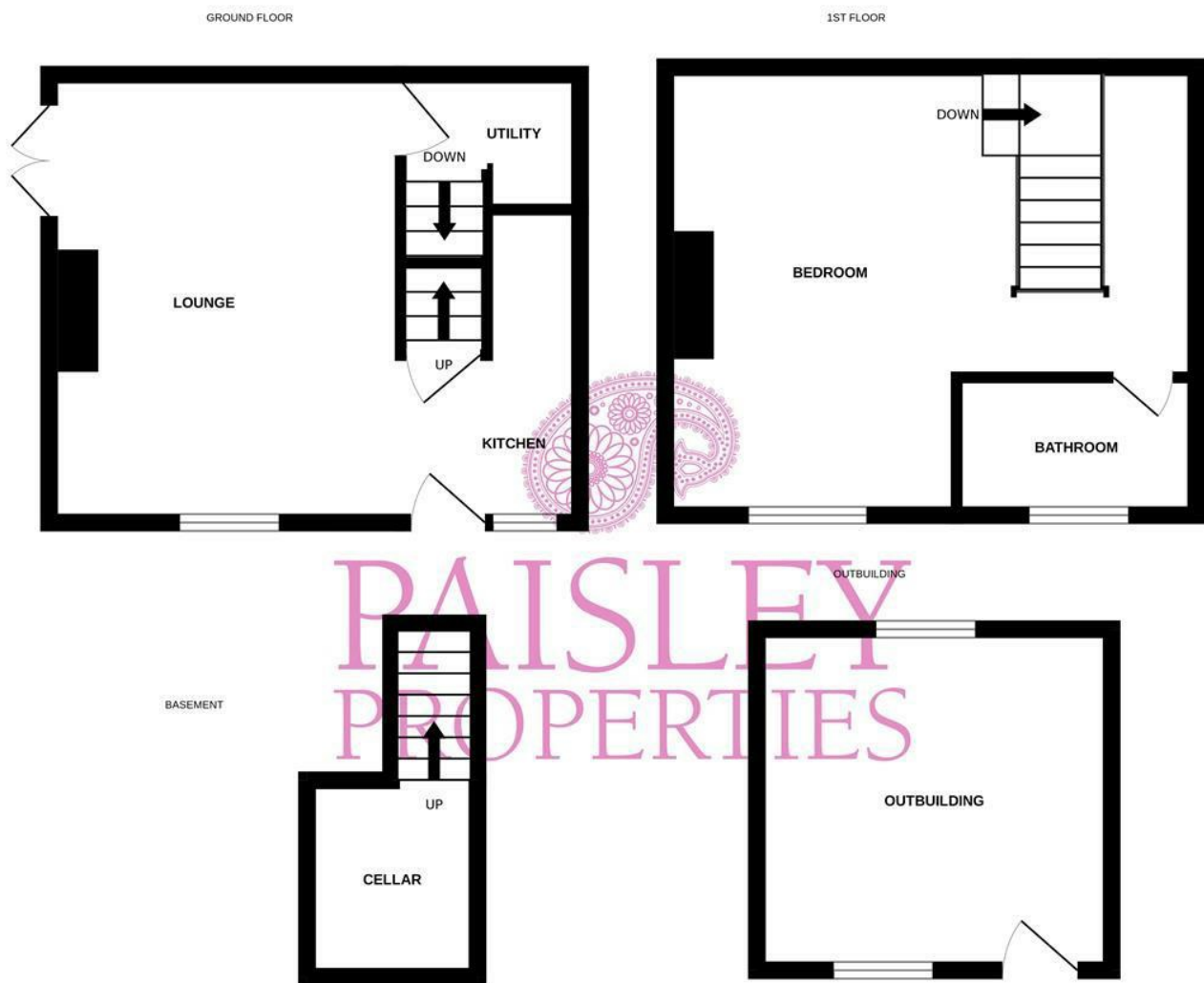
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

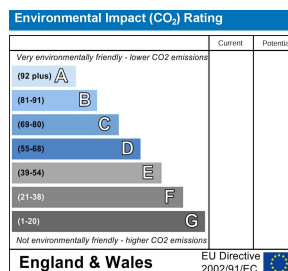
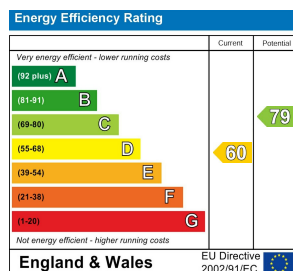
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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.
Made with Metropix ©2025



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

PAISLEY
PROPERTIES