

24 Penistone Road,  
Kirkburton HD8 0PQ

OFFERS AROUND  
£100,000



IMMACULATLY PRESENTED THROUGHOUT IS THIS ONE BEDROOM UNDERDWELLING BOASTING STYLISH AND CHARACTERFUL LIVING ACCOMMODATION, PEACEFUL GARDEN WITH PLEASANT VIEWS AND ON STREET PARKING.

LEASEHOLD 999 YEARS - EXPIRING 2989 - CHARGES TBC / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY  
PROPERTIES

## LIVING KITCHEN 17'3" x 14'8" max

You enter the property through a composite door into this attractive living kitchen which is fitted with a range of white wall and base units, contrasting work surfaces, bevelled metro tile splash backs and a porcelain sink and drainer with mixer tap over. There is an integrated electric oven and five ring gas hob with extractor above and plumbing for a washing machine. An island with under counter storage provides a great space for informal dining and an understairs open store provides space for a fridge and freezer if desired. Beams and an inset exposed stone fireplace with stone hearth housing an electric fire adds a dash of characterful charm and there is space for freestanding living room furniture with laminate flooring underfoot. A front facing window overlooks the garden and stairs ascend to the first floor landing.



## FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the living kitchen to the first floor which has a window providing pleasant garden views and a door leads through to the bedroom.

## BEDROOM 13'2" x 11'8" max

This beautifully presented and generous size double bedroom has ample space for freestanding furniture. The focal point of the room being the exposed stone fireplace housing a decorative cast iron log burner and wonderful timber flooring underfoot. A large window overlooks the garden, stream and pleasant views beyond. A door leads through to the bathroom and an opening leads to a study area.



## STUDY 6'2" x 3'10" max

Positioned off the bedroom is the study area which would also make a lovely dressing room if desired.



## BATHROOM 8'0" x 4'7" max

The house bathroom is fitted with a stylish three piece white suite including a bath with shower over and glass screen, low level W.C and an oval hand wash basin with mixer tap neatly positioned on a timber vanity unit. The room is partially tiled, has timber shelving and a chrome heated towel radiator. Neutral vinyl flooring flows underfoot and a door leads back through to the bedroom.



**EXTERNAL**

Accessed from Penistone Road through a timber gate, stone steps descend to the good sized peaceful garden which has a range of spaces to enjoy. A patio area ideal for outdoor dining and decorative pebbled areas with raised flower beds and space for outdoor furniture.





### **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**

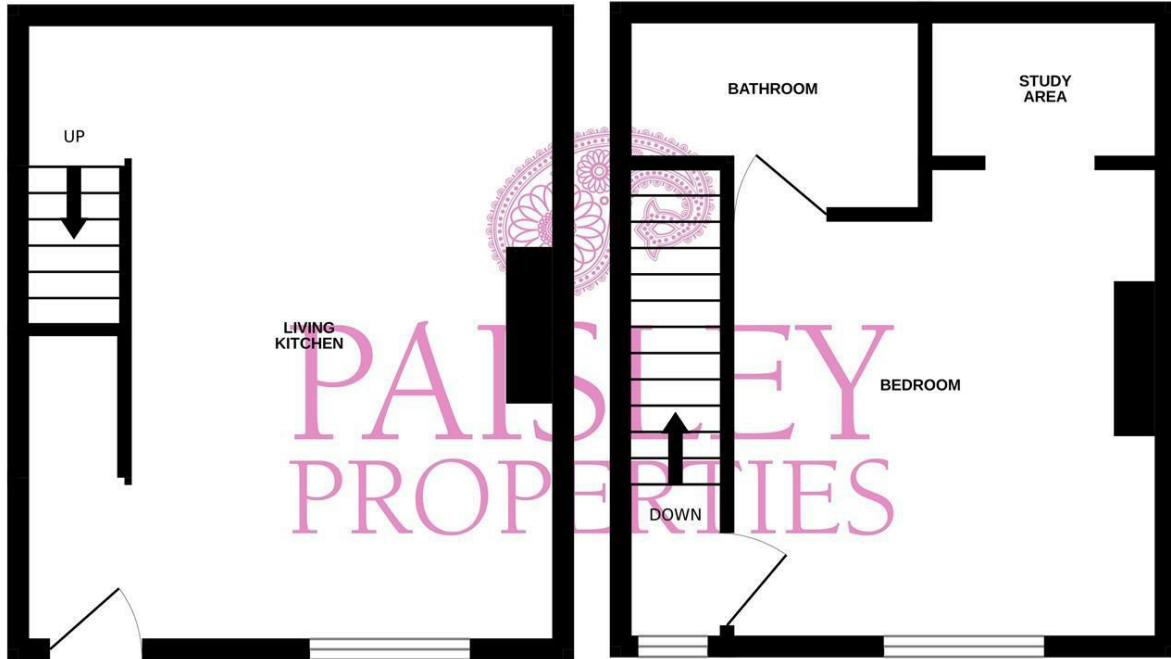
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

**SURVEY TEXT**

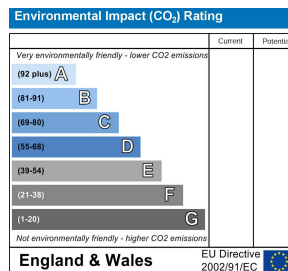
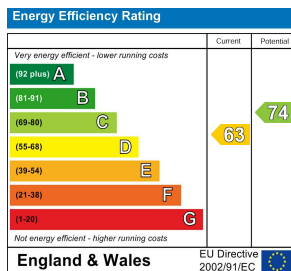
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

GROUND FLOOR

1ST FLOOR



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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