3 Fenay Lane,
Almondbury HD5 8UN

OFFERS AROUND
£95,000

THIS CHARMING ONE BEDROOM BACK TO BACK PROPERTY COMMANDS FANTASTIC VIEWS OVER THE WOODSOME VALLEY AND HAS A LOW MAINTENANCE COTTAGE GARDEN AND ON STREET PARKING..

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E

PAISLEY
PROPERTIES

LIVING KITCHEN 14′11″ max x 12′0″ max

You enter the property through a composite door into the dual aspect living kitchen. An inset fireplace with tile hearth gives a focal point to the room and there is space for freestanding furniture. A large window gives a view of the pretty cottage garden and far reaching views beyond. The kitchen is positioned to the rear of the room and is fitted with a range of timber wall and base units, a stainless steel sink with drainer, space for an oven, washing machine and a freestanding fridge freezer. A hatch opens to the cellar steps and an open staircase with a timber balustrade ascends to the first floor landing.

CELLAR
Accessed via a hatch from the living kitchen, the cellar offers space for storage.

FIRST FLOOR LANDING
Stairs with a timber balustrade ascend to the first floor landing, a hatch with a retractable ladder gives access to the attic room and doors open to the bedroom and shower room.

BEDROOM 12′0″ max x 10′10″ max

This dual aspect double bedroom is flooded with natural light and has fantastic views over the Woodsome Valley. There is space for bedroom furniture and a curtained inset wardrobe. A door leads to the landing.

SHOWER ROOM 6′6″ max x 5′2″ max

The shower room is partially tiled and comprises of a shower cubicle with a glass screen, pedestal hand wash basin with mixer tap and a low level W.C. There is a side facing window and a door opens to the landing.

ATTIC ROOM 15′0″ max x 11′5″ max

Accessed by a retractable ladder from the first floor landing, this boarded attic space has fitted storage, under eaves storage, exposed beams, a side window and a Velux window offering far reaching views.

GARDEN

This fence enclosed, low maintenance garden offers a peaceful retreat, has raised flowerbeds to either side of the patio and offers space for a bistro set to sit out and enjoy the fabulous far reaching countryside 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 A

PROPERTY CONSTRUCTION:
Stone and render

PARKING:
On Street Parking

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations 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.

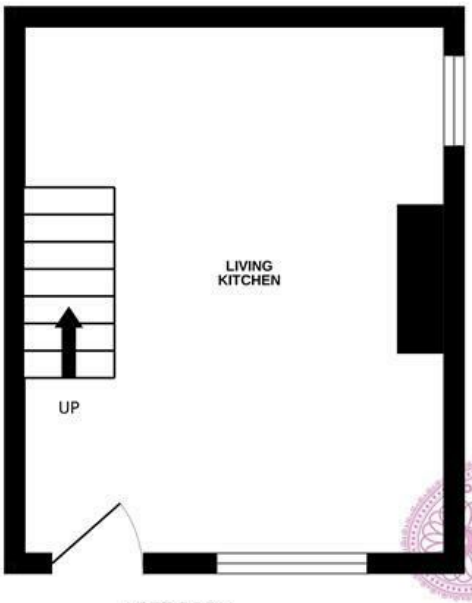
AGENT NOTES
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information 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.

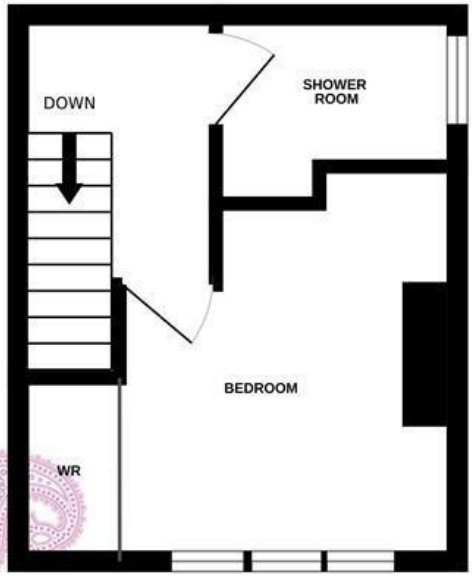
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

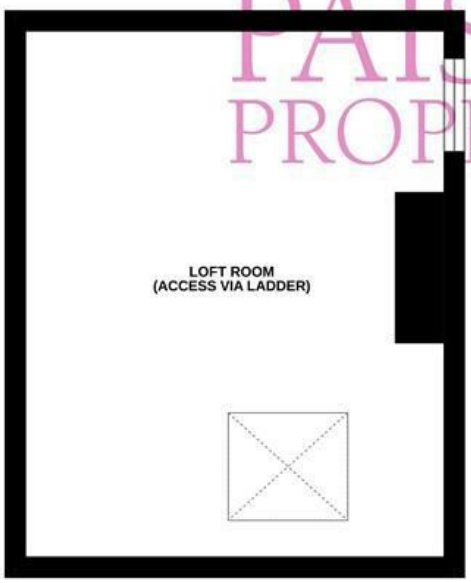
GROUND FLOOR



1ST FLOOR



LOFT ROOM



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PROPERTIES

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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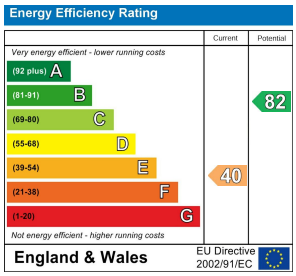

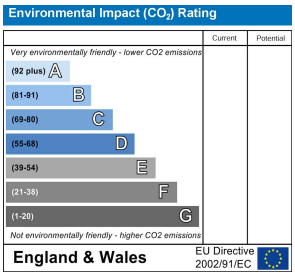

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