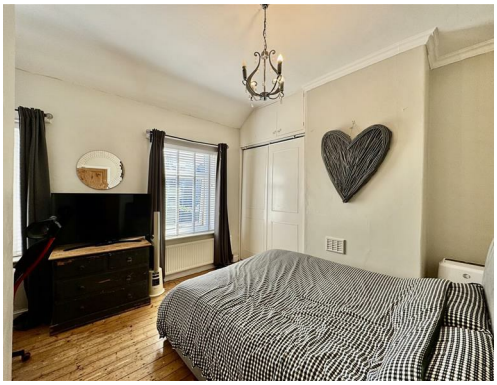
57 Watercroft,
Almondbury HD5 8UT

OFFERS AROUND
£135,000



LOCATED IN THE HEART OF ALMONDBURY VILLAGE, THIS CHARMING TWO BEDROOM MID TERRACE PROPERTY BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A REAR GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door into this welcoming hallway with vinyl flooring underfoot. There is room to remove outdoor clothing and a door leads through to the living room. A staircase ascends to the first floor landing.

LIVING ROOM 13′3″ max x 11′6″ max

Flooded with natural light through its large window, this well presented reception room has space for living room furniture and a cast iron fireplace with an exposed stone hearth which gives a lovely focal point to the room. Timber flooring runs underfoot, a door leads through to the dining kitchen and a door leads back through to the entrance hallway.

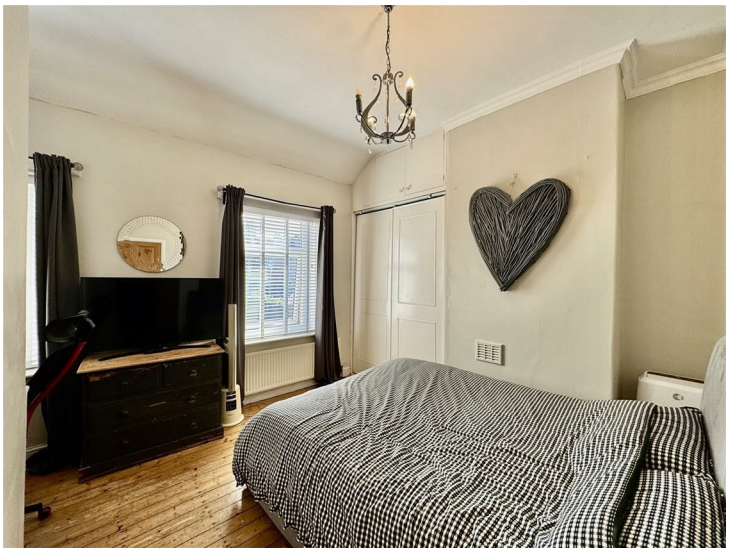
DINING KITCHEN 14′5″ max x 6′6″ max

Spanning the rear of the property with a pleasant view over the rear garden is the dining kitchen which is fitted with a range of navy wall and base units, contrasting surfaces, bevelled metro tile splashbacks and a composite sink and drainer with mixer tap over. Integrated appliances include an electric oven and a four ring ring gas hob with a concealed extractor over and a slimline dishwasher. There is space for a freestanding fridge freezer and plumbing for a washing machine. To the side of the kitchen is space for a table and chairs. Laminate flooring flows throughout and a door leads back through to living room. An external door opens to the garden.

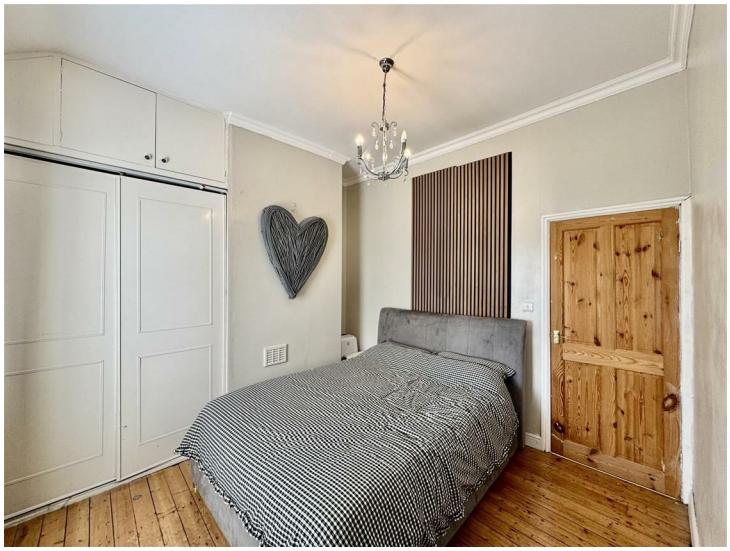
FIRST FLOOR LANDING

A staircase with a timber balustrade ascends to the first floor landing which has overhead storage and a hatch which gives access to the loft. Doors open to two double bedrooms and the bathroom.

BEDROOM ONE 12′7″ max to fitted wardrobes x 11′5″ max



Enjoying neutral décor, this generous size double bedroom has a fitted wardrobe with overhead storage, a double height bulk head storage cupboard and ample space for free standing bedroom furniture. Two windows gives a view of the street scene below, exposed timber floorboards flow underfoot and a door leads to the landing.



BEDROOM TWO 8′9″ max x 7′7″ max

Located at the rear of the property is a second light and airy double bedroom with space for a range of free standing bedroom furniture and a feature panelled wall. A window gives a view out over the garden and a door leads to the landing.

BATHROOM 6'6" max x 5'10" max

This attractive bathroom comprises of a three piece white suite including a bath with with waterfall shower over and glass screen, a vanity hand wash basin with mixer tap and a low level W.C. The bathroom is partially tiled with complementary vinyl flooring underfoot, an obscure glazed rear window and a door leads through to the landing.

REAR GARDEN

Outside, the property benefits from a fence enclosed garden with an artificial lawn which provides room for garden furniture and offers an ideal space to relax, entertain or enjoy outdoor dining.

EXTERNAL FRONT AND PARKING

To the front of the property is space for decorative pots and planters if desired. On-street parking is available.

***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

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property / 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

AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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

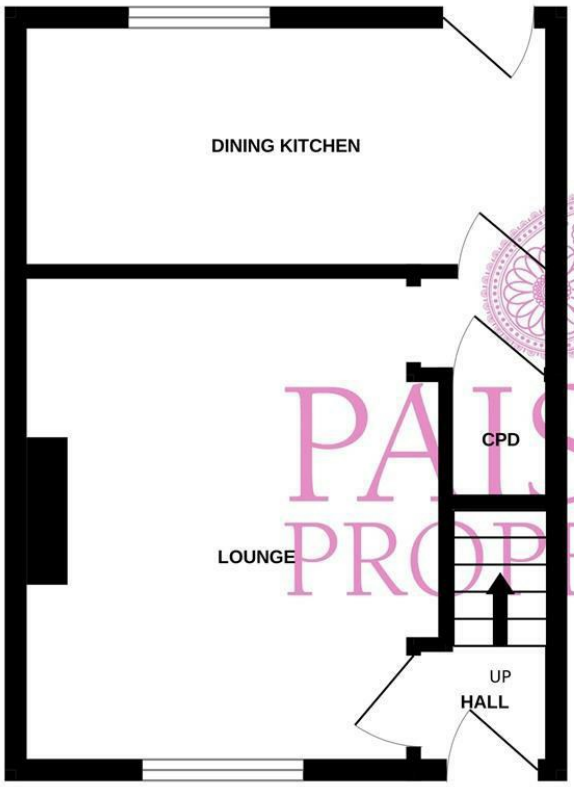
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

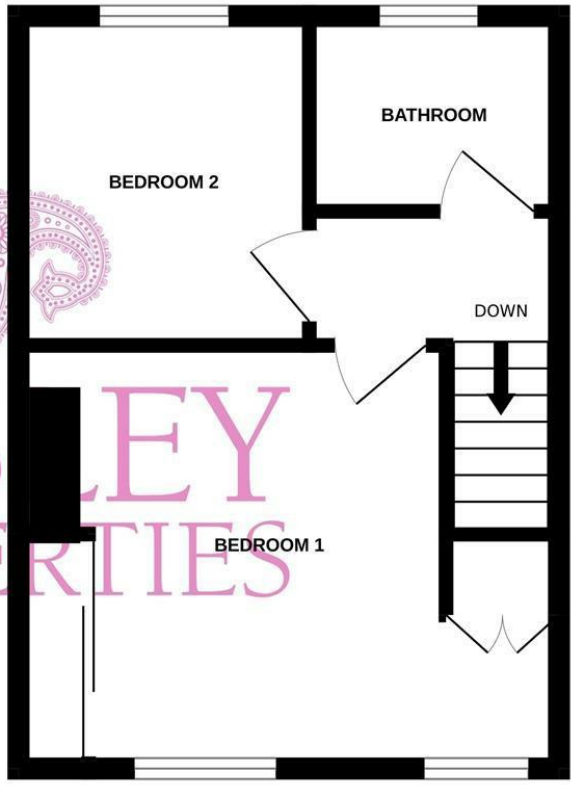
PAISLEY PROPERTIES

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



PAISLEY 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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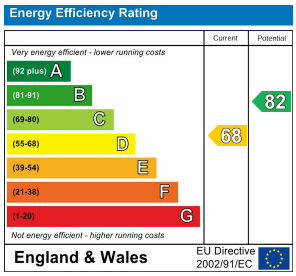

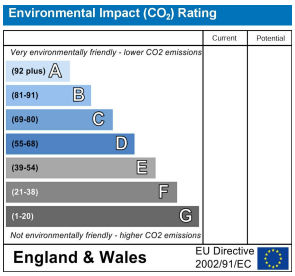

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