

60 Handel Street,
Golcar HD7 4AE

OFFERS AROUND
£155,000



ELEVATED FROM THE ROADSIDE WITH FAR REACHING COUNTRYSIDE VIEWS, THIS BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACE PROPERTY BOASTS SPACIOUS LIVING ACCOMMODATION, A COURTYARD GARDEN AREA AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

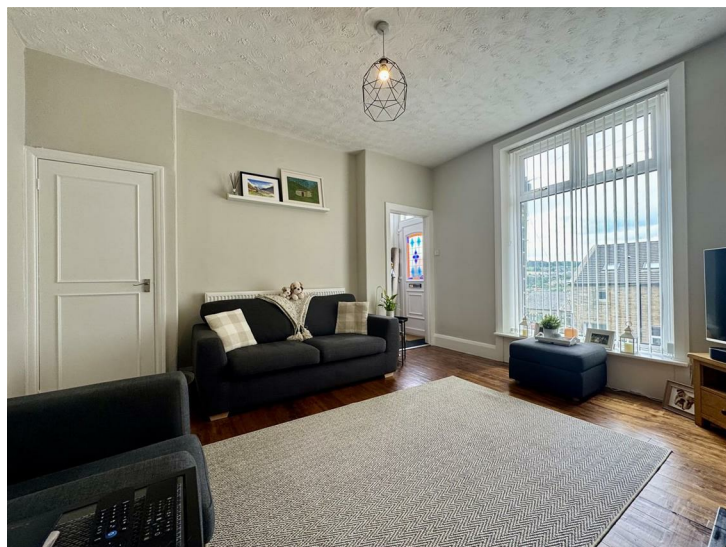
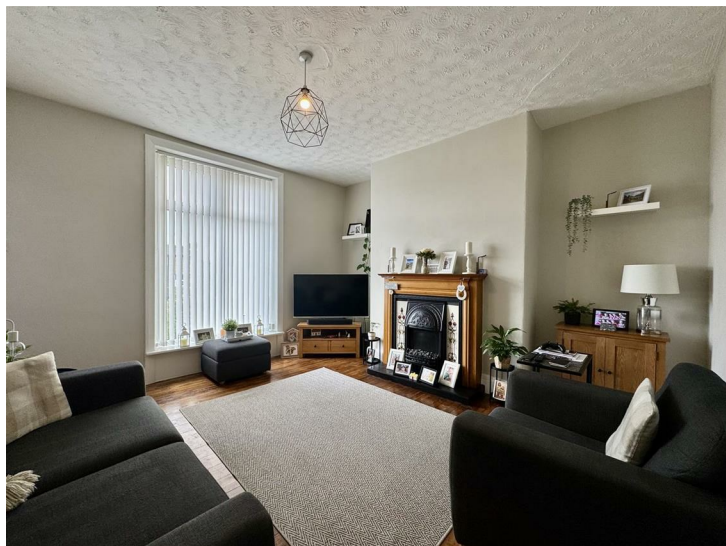
PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed upvc door into this welcoming entrance hall which has space to remove outdoor clothing and footwear. A staircase with a characterful arch ascends to the first floor landing and a door leads through to the living room.

LIVING ROOM 13'10" max x 13'6" max

Positioned at the front of the property is this good sized light and airy reception room which is beautifully presented with the original timber flooring underfoot. A front facing window looks out over the peaceful street scene below. There is space for freestanding living room furniture and a decorative cast iron fireplace housing an electric fire gives a lovely focal point to the room. An opening leads to the dining kitchen, a door opens to the cellar head and back through to the entrance hall.



CELLAR

Stone steps descend to this good sized cellar which has light, power and provides space to store extra household items. There is plumbing for a washing machine, room for a tumble dryer and extra fridge/freezer space if required.

DINING KITCHEN 15'4" max x 6'9" max

Located at the rear of the property is the attractive dining kitchen, with a range of taupe gloss wall and base units with complimentary work surfaces, tile splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan over. There is space for a free standing fridge freezer. Vinyl flooring flows underfoot and a window overlooks the rear courtyard. There is space for a dining table and chairs and an external door opens to the rear of the property.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing. There is a loft hatch and doors lead to the bathroom and three bedrooms.

BEDROOM ONE 13'0" max x 11'0" max

Located at the front of the property is this generous double bedroom which is nicely decorated, has ample room for freestanding furniture. A window gives an outlook over rooftops and lovely far reaching countryside. A door leads to the first floor landing.



BEDROOM TWO 10'11" max into doorway x 8'0" max

Currently used as a dressing room and located to the rear of the property is another neutrally decorated bedroom with space for bedroom furniture and a door opens to the first floor landing.



BEDROOM THREE 9'4" max x 6'6" apx

This bright single bedroom has far reaching views from its window, has bulk head shelving and space for freestanding furniture. A door leads to the first floor landing.



BATHROOM 7'11" max x 5'5" max

The house bathroom comprises of a white three piece suite including a bath with shower over, pedestal hand wash basin, low level W.C, a chrome towel radiator and a rear obscure window. The room is fully tiled and has tile flooring underfoot. A door leads to the first floor landing.



EXTERNAL AND PARKING

To the rear of the property is a courtyard area with space to sit out with stone steps giving access to a back lane.

Stone steps ascend to the front of the property with a raised paved area offering a place to sit and enjoy the pleasant far reaching countryside views.

There is on street parking.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Stone

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
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.

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.

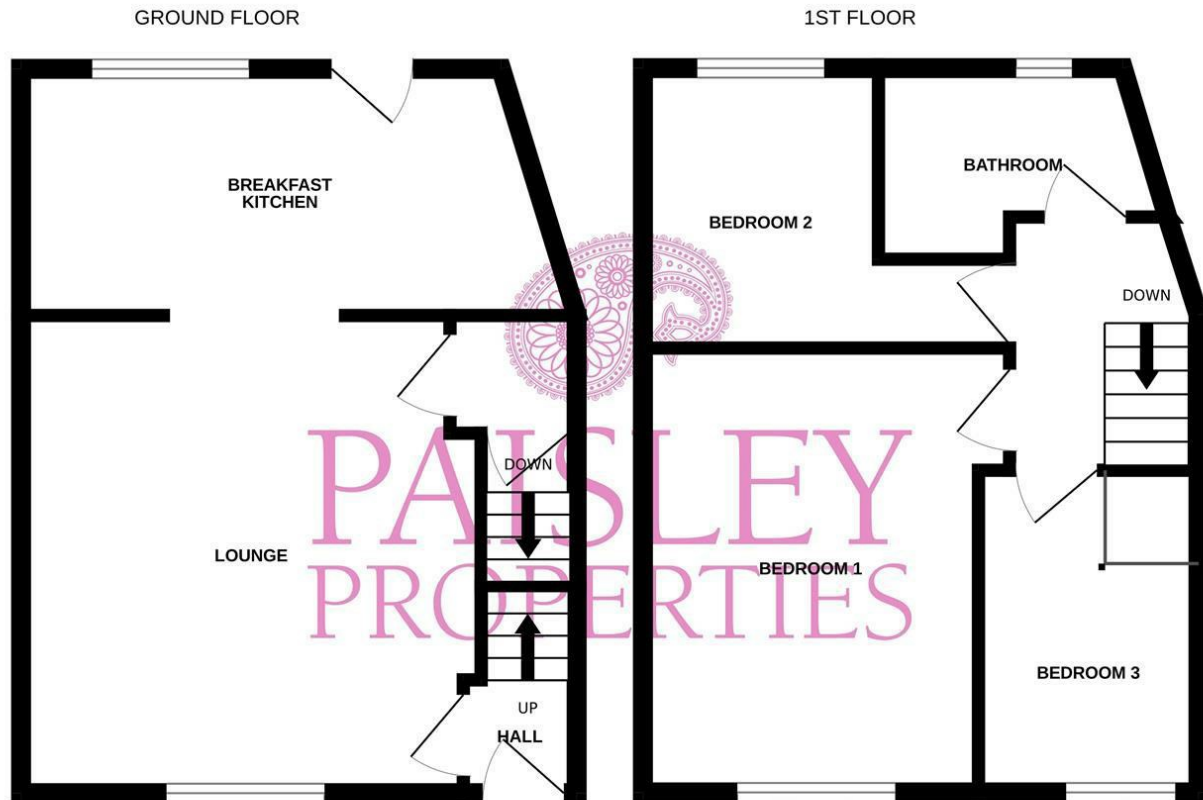
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

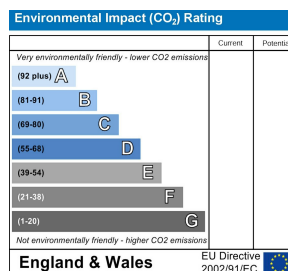
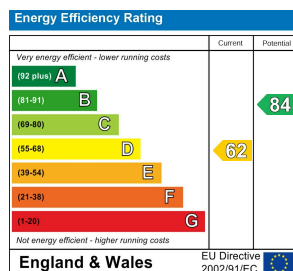
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

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