

24 Clara Street,  
Cowlersley HD4 5TQ

OFFERS AROUND  
£162,500



LOCATED ON A PEACEFUL STREET, REFURBISHED THROUGHOUT AND NEUTRALLY DECORATED IS THIS WONDERFUL THREE BEDROOM MID TERRACE PROPERTY BOASTING A RECENTLY FITTED DINING KITCHEN AND BATHROOM, SPACIOUS LIVING ACCOMMODATION, GARDENS TO FRONT AND REAR AND ON STREET PARKING.

LEASEHOLD / COUNCIL TAX BAND A / ENERGY RATING E.

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY**

You enter the property through a part glazed UPVC door into the entrance hall with characterful arch, space to remove coats and shoes. A door leads through to the lounge and stairs ascend to the first floor landing.

### **LOUNGE 13'3" x 12'10"**

This spacious lounge is bright and airy courtesy of the large front window, with two alcoves providing storage cupboards, ample space for freestanding furniture and a gas fire with wood effect surround and marble hearth. Doors lead through to the entrance hallway and dining kitchen.



### **DINING KITCHEN 14'5" x 8'4"**

This stylish dining kitchen has space for dining furniture and is fitted with a range of pale grey timber wall and base units with attractive contrasting roll top surfaces, metro tile splashbacks, stainless steel sink and drainer with swan neck mixer tap over and benefiting from an integrated electric oven, four ring gas hob with overhead extractor, plumbing for a dishwasher, space for fridge freezer and vinyl flooring underfoot. Doors lead to the cellar steps, rear porch/sun room and back through to the lounge.





### **SUN ROOM/REAR PORCH 6'11" x 4'7"**

This versatile space with beautiful tile floor is located off the kitchen, ideal for relaxing or extra storage space.



### **CELLAR 16'4" x 7'6"**

Stone steps descend to this useful cellar which has light and being a great addition to the property providing space to store extra household items.

### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing with timber balustrade, loft hatch and doors lead through to three bedrooms and the house bathroom.

### **BEDROOM ONE 12'10" x 10'5"**

Situated at the front of the property with views of the street scene below is this neutrally decorated double bedroom with ample space for freestanding furniture and a door leads through to the landing.



### **BEDROOM TWO 10'4" x 8'6"**

Positioned at the rear of the property is this double bedroom which has space for free standing furniture. This light and airy room overlooks the rear patio garden from its window and a doorway leads through to the landing.



### **BEDROOM THREE 8'9" x 5'5"**

This bright single bedroom positioned to the front of the property has an integrated louvre style wardrobe and could also be used as a home office or dressing room.



### **BATHROOM 6'5" x 5'7"**

This contemporary bathroom features a three piece white suite comprising of a pedestal hand wash basin with mixer tap, low level W.C, bath with shower over and glass screen. The room is fully tiled, has a rear obscure window, heated towel radiator, spotlights to the ceiling, complimentary vinyl flooring underfoot and a door leads through onto the landing.



### **REAR GARDEN**

To the rear there is a good size enclosed patio garden ideal for outdoor entertaining with ample space for garden furniture, pebbled borders and mature shrubs and bushes.



**EXTERNAL FRONT**

To the front of the property is a raised enclosed patio with pebble border and space to sit out.



## **MATERIAL INFORMATION**

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: £1.05 GROUND RENT PER ANNUM

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, A

PROPERTY CONSTRUCTION: STONE

PARKING: ON STREET

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **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.

## **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.

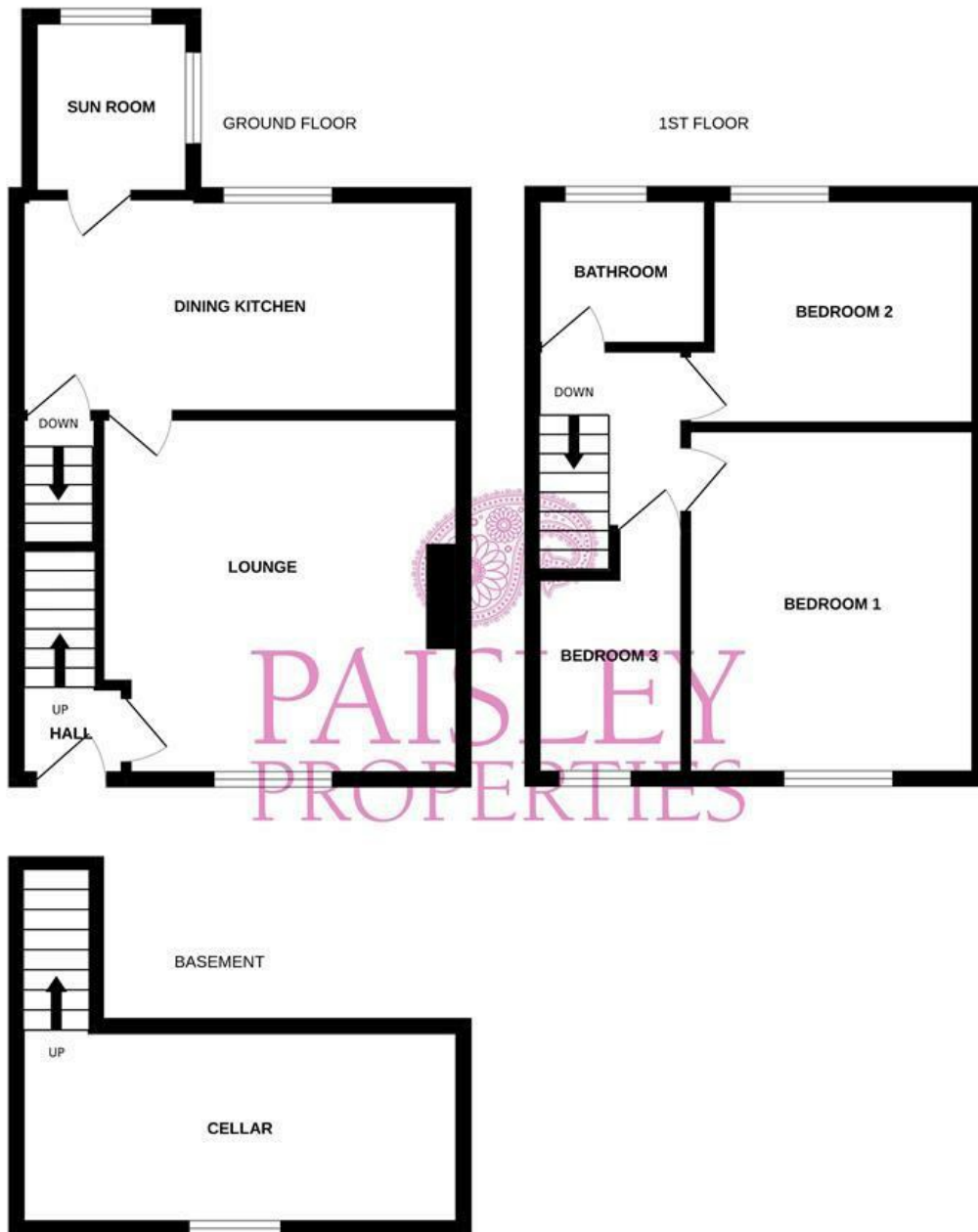
## **MORTGAGES**

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. \*

## **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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	87
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	87
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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