

17 Royds View,
Linthwaite HD7 5RY

OFFERS IN THE REGION OF
£149,950



***BEST & FINAL OFFERS BY 12:00PM TUES 9TH JUNE* AN ATTRACTIVE TWO BEDROOM
STONE MID THROUGH TERRACE WITH GARDEN IN PLEASANT TUCKED AWAY POSITION
CLOSE TO VILLAGE AMENITIES. NO VENDOR CHAIN.**

FREEHOLD / COUNCIL TAX BAND: A / EPC: D

PAISLEY
PROPERTIES

HALLWAY



You enter the property through a Upvc double glazed door into the entrance which includes space for hanging, stairs to first floor and door to living room.

LIVING ROOM 14'10 x 12'3 maximum

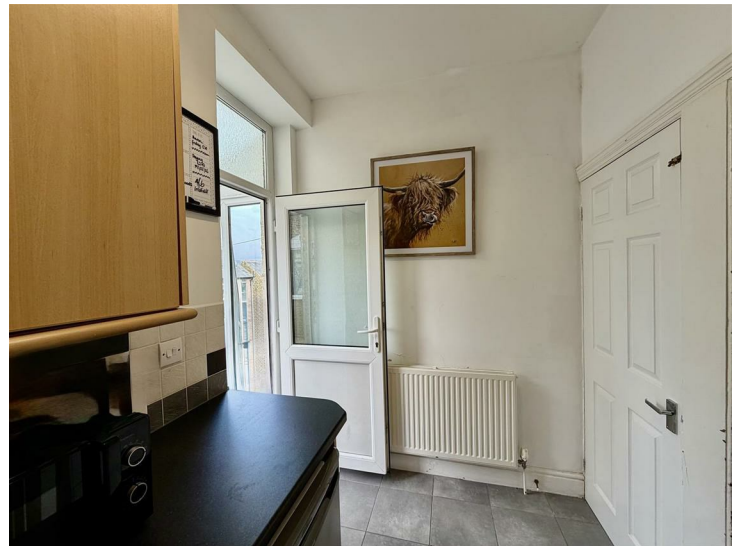


A well proportioned living room positioned to the front of the property with space for free standing furniture including a modern fireplace with composite hearth and mantle surround housing an electric fire, Upvc double glazed window to the front and door to kitchen.

BREAKFAST KITCHEN 16'5 x 5'11 apx



Being positioned to the rear and fitted with a comprehensive range of beech fronted wall, base and drawer units with contrasting work surfaces and tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, integrated electric oven, four ring gas hob, plumbing for washing machine, Upvc double glazed rear window, door to rear porch and door with steps leading down to cellar.



REAR PORCH 4' x 3'10 apx

Being positioned just off the kitchen and having Upvc double glazed units with door leading directly to the rear garden.

CELLAR

A useful space providing useful storage and Utility space, having power and lighting.

FIRST FLOOR LANDING



Stairs ascend to the first floor landing having spindled balustrade, loft access hatch to ceiling and doors to bedrooms and bathroom.

BEDROOM ONE 16'6 x 11'3 maximum



Positioned to the front this is a very generous double bedroom offering the potential to perhaps split, if required (subject to necessary consents and permissions) having plenty of space for freestanding furniture with two Upvc double glazed window to the front with pleasant outlook over greenery to the front elevation.



BEDROOM TWO 9'9 x 10'9 apx

A second well proportioned double bedroom positioned to the rear and including a Upvc double glazed window to the rear.

FAMILY BATHROOM 7'3 x 6'10



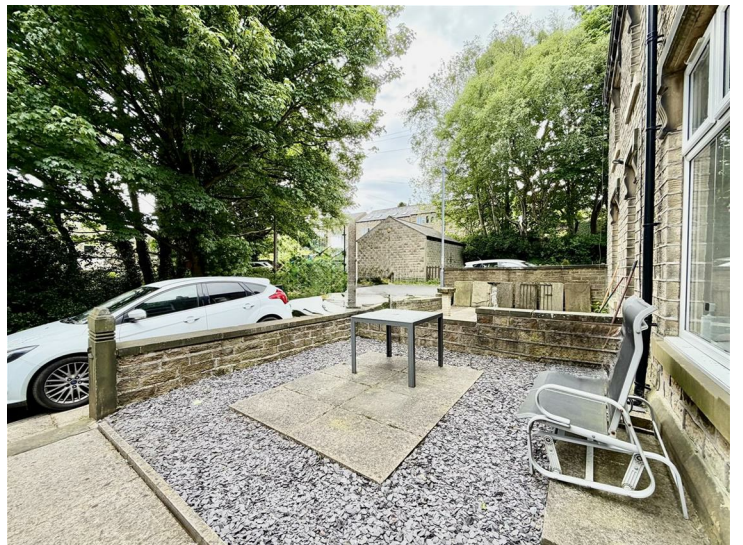
Positioned to the rear, being of a good size and furnished with a modern three piece white suite with part tiled surround comprising a low level w.c, pedestal hand wash basin, panelled bath unit with shower over and fitted screen and Upvc double glazed frosted window to the rear.



EXTERNAL AND GARDEN



The property is approached via a shared lane with opportunity for nearby on street parking. To the front a neat paved frontage with low boundary stone wall and gate gives access to the front entrance door. To the rear a low maintenance garden with paved and gravelled areas, outside tap and space for storage affords an ideal outside sitting space.





***MATERIAL INFORMATION**

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Nearby on street parking only

DISPUTES:
There have not been any neighbour disputes

RIGHTS OF WAY:
We are advised that there are no rights of way.

BUILDING SAFETY:
There have not been any recent structural alterations to the property. Buyers advised to enquire regarding historic works or alterations.

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 sewerage
Electricity - Mains
Heating Source - Mains Gas
Broadband - TBC

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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. *

AGENTS NOTE

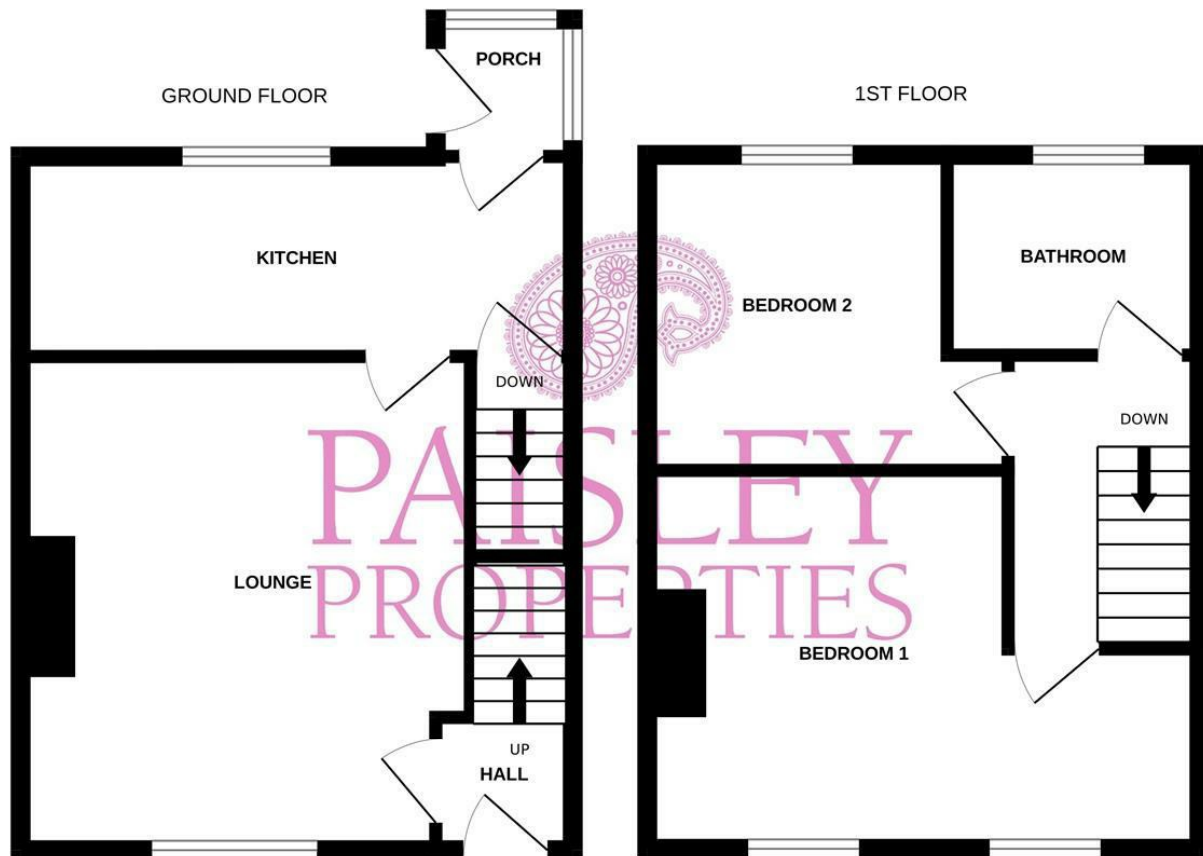
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided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

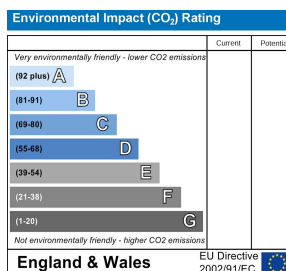
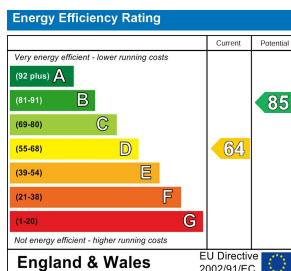
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.



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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