1 Knowle Road, Huddersfield HD5 0DW

OFFERS AROUND
£230,000

THIS UNIQUE AND BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACE BOASTS CHARACTER AND CHARM ALONG WITH SPACIOUS LIVING ACCOMMODATION, A DECKED GARDEN AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into the welcoming entrance hall which has space to remove outdoor clothing. A door leads through to the living room and a staircase ascends to the landing.

LIVING ROOM 18′0″ max x 14′7″ max

This generous size and beautifully presented reception room has dual aspect windows offering elevated views. The room has plenty of space for free standing furniture and the focal points to the room are the exposed stone fireplace housing a multi fuel stove fire and the characterful exposed beams to the ceiling. Laminate flooring flows underfoot and doors lead to the bathroom, staircase to the lower hall and back through to the entrance hallway.

BATHROOM 10'11" max x 5'8" max

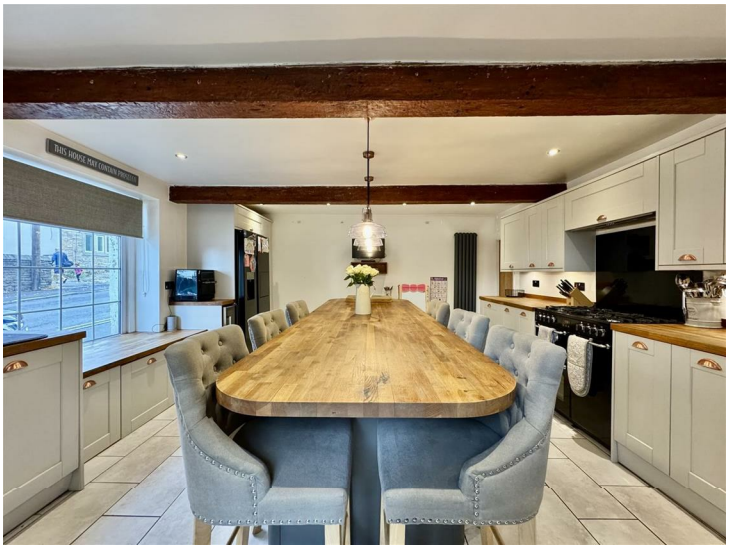
This boutique style bathroom comprises of a white three piece suite including a freestanding bath with shower attachment, a recently fitted shower cubicle, a porcelain circular hand basin with mixer tap sat upon a vanity unit and a low flush W.C. The room is partially tiled, has a side obscure window, a chrome towel radiator and laminate flooring underfoot.

HALL

A staircase with an exposed stone wall descends to the hall and doors open to the dining kitchen and the store/study.

DINING KITCHEN 17′5″ max x 14′8″ max

This fabulous dining kitchen really is the heart of the home and is ideal for those who like to host gatherings and entertain family and friends. The kitchen is fitted with a range of pale grey wall and base units with under counter lighting, Oak work surfaces with matching upstands and a porcelain sink and drainer with mixer tap over. A central island provides space for informal dining and extra storage. Integrated appliances include a Belling five ring gas oven with a concealed extractor over, wine cooler, dishwasher and a washing machine. There is space for an American style fridge freezer. Dual aspect windows and flood the room with natural light, there are spot lights and exposed beams to the ceiling and tile flooring flows underfoot. Doors open to understairs storage ideal for household items and the hall. French doors open to the decked garden.



STORE/STUDY 8'0" max x 7'10" max
This versatile room has a vaulted ceiling and could lend itself to a storage room, play room, snug or study if required.

LANDING

Flooded with natural light through the large rear window, the landing has a glass balustrade, space for freestanding furniture and doors open to the three bedrooms. A hatch with a pull down ladder provides access to part boarded loft.

BEDROOM ONE 11′6″ max x 8′4″ max

Located at the front of the property, this light and airy double bedroom has a view over the street scene below and provides ample room for bedroom furniture. A door leads through to the landing.

BEDROOM TWO 8′5″ max x 8′4″ max

Another neutrally decorated double bedroom with elevated views from its window, there is space for bedroom furniture and a door leads through to the landing.

BEDROOM THREE 11′5″ max x 6′2″ max

This bright single bedroom is positioned to the rear of the property, has space for bedroom furniture and a door leads through to the landing.

EXTERNAL AND DRIVEWAY

To the front of the property is a driveway which offers parking for one vehicle. Stone steps ascend to the front door and a timber gate opens to a lovely decked garden which has space for garden furniture and ample room for outdoor dining. Steps descend to French doors which open to the dining kitchen.

***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

PROPERTY CONSTRUCTION:
Stone

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
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

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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

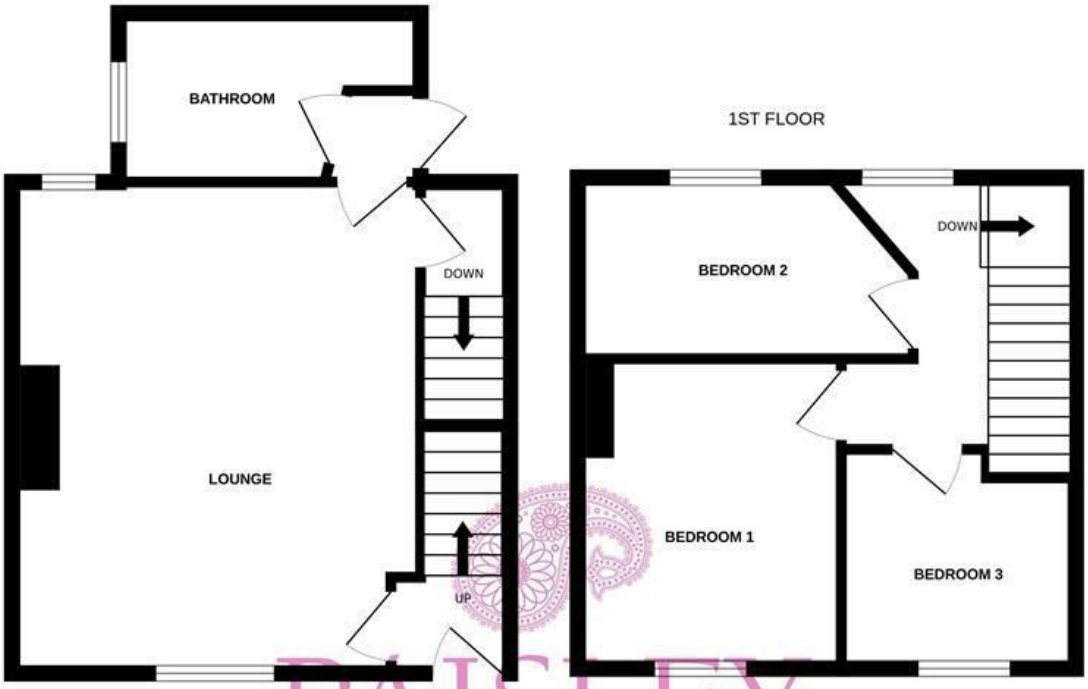
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

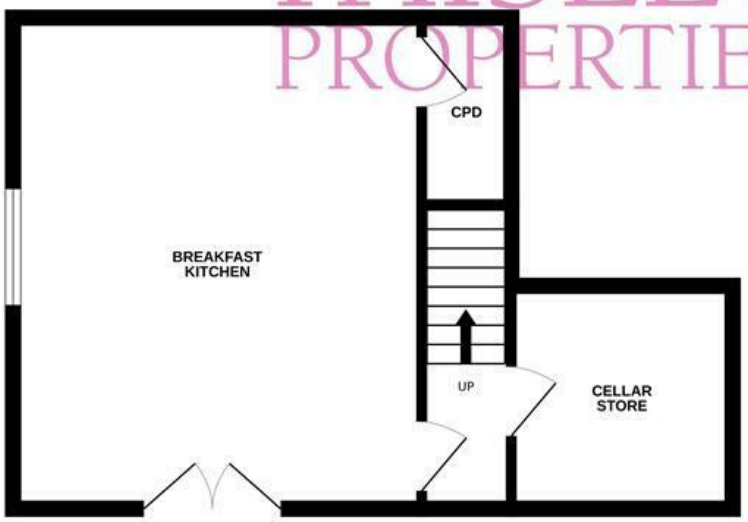
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

UPPER GROUND FLOOR



1ST FLOOR

LOWER GROUND 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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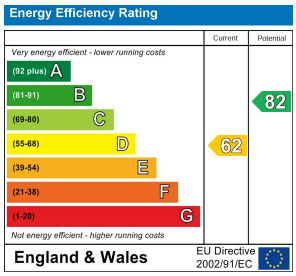

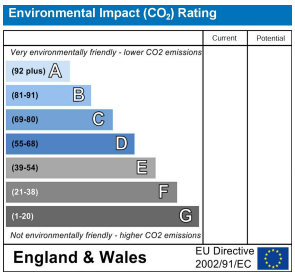

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