

157 Cumberworth Lane,
Lower Cumberworth HD8 8PR

OFFERS AROUND
£260,000



THIS CHARMING, CHOCOLATE BOX, THREE BEDROOM SEMI DETACHED COTTAGE BOASTS SPACIOUS LIVING ACCOMODATION, OFF ROAD PARKING AND A SINGLE GARAGE.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE PORCH 4'11" apx x 3'10" apx

You enter the property through a uPVC door into a welcoming porch where there is space to hang coats and store shoes. There is a window facing the front of the property and a door leading into the dining room.

DINING ROOM 14'4" max x 13'9" apx

This generously sized dining room features a beautiful brick fireplace with gas fire and exposed wooden ceiling beams. There is ample space for a large dining table along side further freestanding furniture and an archway opens to the lounge, creating a wonderful open plan feel to the living space. A spindled staircase rises to the first floor landing, a leaded front facing window looks out over Cumberworth Lane and doors lead into the porch and kitchen.

**LOUNGE 19'4" apx x 9'10" apx**

This spacious lounge has dual aspect windows to the front and rear of the property allowing plenty of natural light into the room. It features a timber fire surround with marble effect hearth and electric fire alongside ample of space for living room furniture. There are exposed timber ceiling beams, glazed sliding doors lead into the conservatory and steps lead up into the dining room.



CONSERVATORY 11'1" apx x 9'10" apx

A beautiful addition to the property this conservatory provides an extra reception room to the downstairs space with ample space for freestanding furniture. There is glazing to three sides overlooking the garden, double uPVC doors opens to the patio, there is an exposed stone feature wall and sliding glass doors lead into the lounge.



KITCHEN 13'10" apx x 6'5" apx

This is a good sized kitchen with a range of white base and wall units, black worktops, tiled splashbacks and grey vinyl flooring. There is a stainless steel single bowl sink with drainer and mixer tap, space for a freestanding range cooker, fridge freezer, washing machine and tumble dryer. The kitchen features exposed ceiling beams, a rear facing window and a part glazed door which lead to the rear porch and a doorway to the dining room.



REAR PORCH 8'10" apx x 4'1" apx

A second porch to the rear of the property has space to house freestanding furniture such as storage units or seating and provides another useful space to remove coats and shoes when coming in from outdoors. Dual aspect windows look out over the rear garden, a uPVC door provides access to the outside and internal doors lead to the shower room and kitchen.

SHOWER ROOM 8'10" apx x 3'3" apx

Decorated in neutral tones this ground floor shower room consists of a step in shower cubicle, vanity hand wash basin with mixer tap and storage unit and a low flush W.C. The walls are partially tiled with complimenting tiled flooring and a door leads to the rear porch.



FIRST FLOOR LANDING

Stairs ascend from the dining room to the first floor landing where doors lead to the three bedrooms and house bathroom.

MASTER BEDROOM 14'9" apx x 9'10" apx

This is double sized master bedroom with lots of space for freestanding furniture and a window overlooks the side of the property with views over the surrounding countryside. The room features a slightly angled ceiling to one side, wall lighting and light wood ceiling beams. Door lead to the en-suite and landing.

EN-SUITE 9'10" apx x 4'0" apx

Fitted with a step in shower cubicle, hand wash basin, bidet and low flush W.C, this good sized en-suite is fully tiled in decorative wall tiles, has vinyl mosaic effect flooring and a frosted window which faces the rear of the property. A door leads into the master bedroom.



BEDROOM TWO 13'10" apx x 10'9" apx

This generously sized second double bedroom has built in wardrobes, overhead storage cupboards and bedside cabinets alongside ample space for further freestanding furniture. The room has neutral décor and a window facing out to the front of the property. A door leads to the landing.



BEDROOM THREE 10'2" apx x 6'3" apx

An L shaped third bedroom this room has space to house a single bed and freestanding bedroom furniture. There is a rear facing window and door leading to the landing.



BATHROOM 7'2" x 4'0" apx

The family bathroom consists of a bath with mixer tap and shower head attachment, pedestal hand wash basin and low level flush W.C. The walls are fully tiled with complimenting tiled flooring. There is a rear facing frosted window situated above the sink allowing natural light into the room and a door leading to the landing.



SIDE GARDEN

To the side of the property is a paved garden with mature flower bed borders. There is space for outdoor furniture and doors lead directly into the conservatory making it the perfect place for entertaining.



GARAGE AND DRIVEWAY

To the side of the property is a double width driveway which sits in front of a single detached garage with up and over door.

REAR GARDEN

This secluded patio garden is tucked away to the rear of the property and offers a lovely private seating area which also has space for pots and planters.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: C

PROPERTY CONSTRUCTION: STONE

PARKING:

UTILITIES:

*Water supply & Sewerage- MAINS WATER SUPPLY

*Electricity & Gas Supply - MAINS GAS SUPPLY

*Heating Source - GAS

*Broadband & Mobile - FULL FIBRE

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: N/A

FLOOD & EROSION RISK: N/A

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: N/A

PROPERTY ACCESABILITY & ADAPTATIONS: N/A

COAL AND MINEFIELD AREA: N/A

AGENTS 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 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.

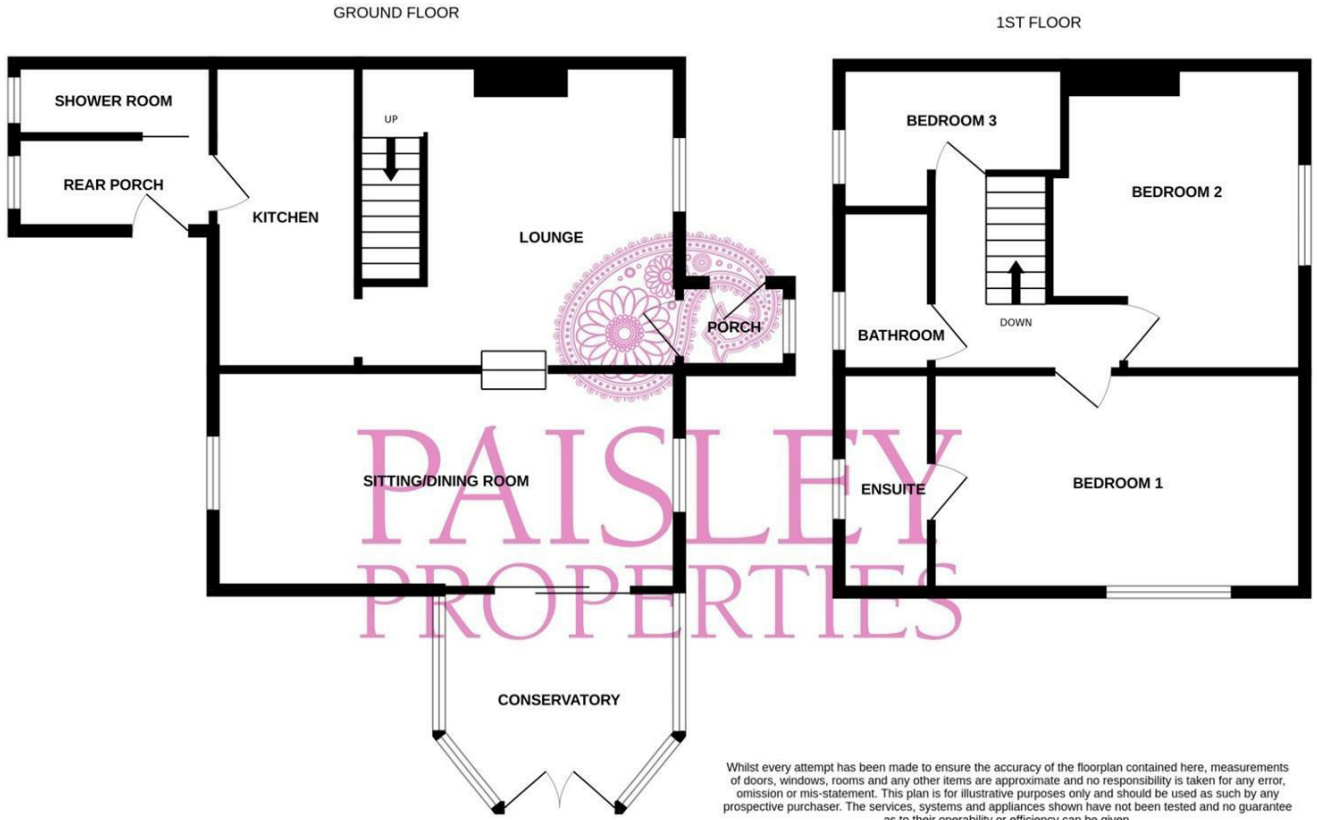
PAISLEY MORTGAGES

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 / mandy@paisleymortgages.co.uk to arrange an appointment.

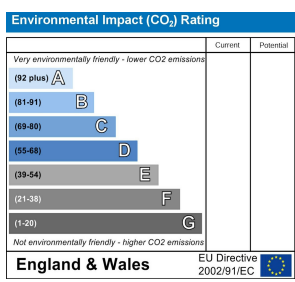
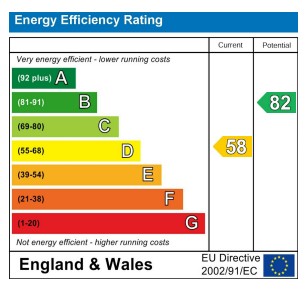
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

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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