

56 The Village,
Huddersfield HD4 6XX

OFFERS AROUND
£240,000



THIS CHARMING TWO BEDROOM GRADE 2 LISTED COTTAGE BOASTS CHARACTER AND DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A BEAUTIFULLY LANDSCAPED REAR GARDEN ADJOINING OPEN FIELDS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND B.

PAISLEY
PROPERTIES

PORCH 3'1" apx x 3'6" apx

You enter the property through a timber door into this useful porch. There is space to remove outdoor clothing a side facing window and tiled flooring underfoot. A door opens to the lounge.

LIVING ROOM 14'11" max x 15'2" max

This characterful reception room has ample room for freestanding furniture, a stone fireplace and surround housing an electric fire and exposed timber ceiling beams. A window overlooks the front patio garden and doors open to a staircase which ascends to the first floor landing, dining room and back through to the entrance porch.

**DINING ROOM 14'2" max x 9'4" max**

The formal dining room has exposed beams to the ceiling and plenty space for freestanding dining furniture. A door opens to an understairs storage area ideal for household items. Doors lead through to the kitchen and back through to the living room.

**KITCHEN 12'10" max x 6'3" max**

Spanning the rear of the property with wonderful views over the rear garden through its large window. The kitchen is fitted with a range of timber wall and base units, contrasting roll top work surfaces and a composite sink and drainer with mixer tap over. There is space for a gas oven, fridge freezer, tumble dryer and plumbing for a washing machine. Tile flooring flows underfoot and a door leads back through to dining room and an external door opens to the garden.



FIRST FLOOR LANDING

A staircase ascends from the living room to the first floor landing, doors open to the two bedrooms and house shower room. A hatch provides access to the loft.



BEDROOM ONE 14'9" max x 14'1" max

This generously sized double bedroom is positioned at the front of the property with two windows overlooking the village and fields beyond. There is ample space for free standing bedroom furniture. The room is tastefully decorated and a door leads to the landing.



BEDROOM TWO 8'10" max x 6'6" max

A bright small double bedroom at the rear of the property with fantastic views over the garden and countryside beyond, space for freestanding furniture and a door leads on to the landing.



SHOWER ROOM 10'5" max x 6'10" max

This spacious and modern shower room is partially tiled and fitted with a three piece white suite comprising of a low level W.C, pedestal hand wash basin and a walk in shower. A rear obscure window allows natural light to flood the room and there is a fitted shelving unit ideal for storing towels and toiletries. Vinyl flooring flows underfoot and a door leads onto the landing.



REAR GARDEN

Adjoining open fields, this beautifully landscaped garden offers a peaceful retreat, quaint patio areas for dining outdoors, a lawn with flower bed borders and space for a timber outbuilding if required.





EXTERNAL FRONT

To the front of the property is a low maintenance patio area ideal for sitting out or for pots/planters.



VIEWS



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Stone

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
Grade 11 listed

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

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.

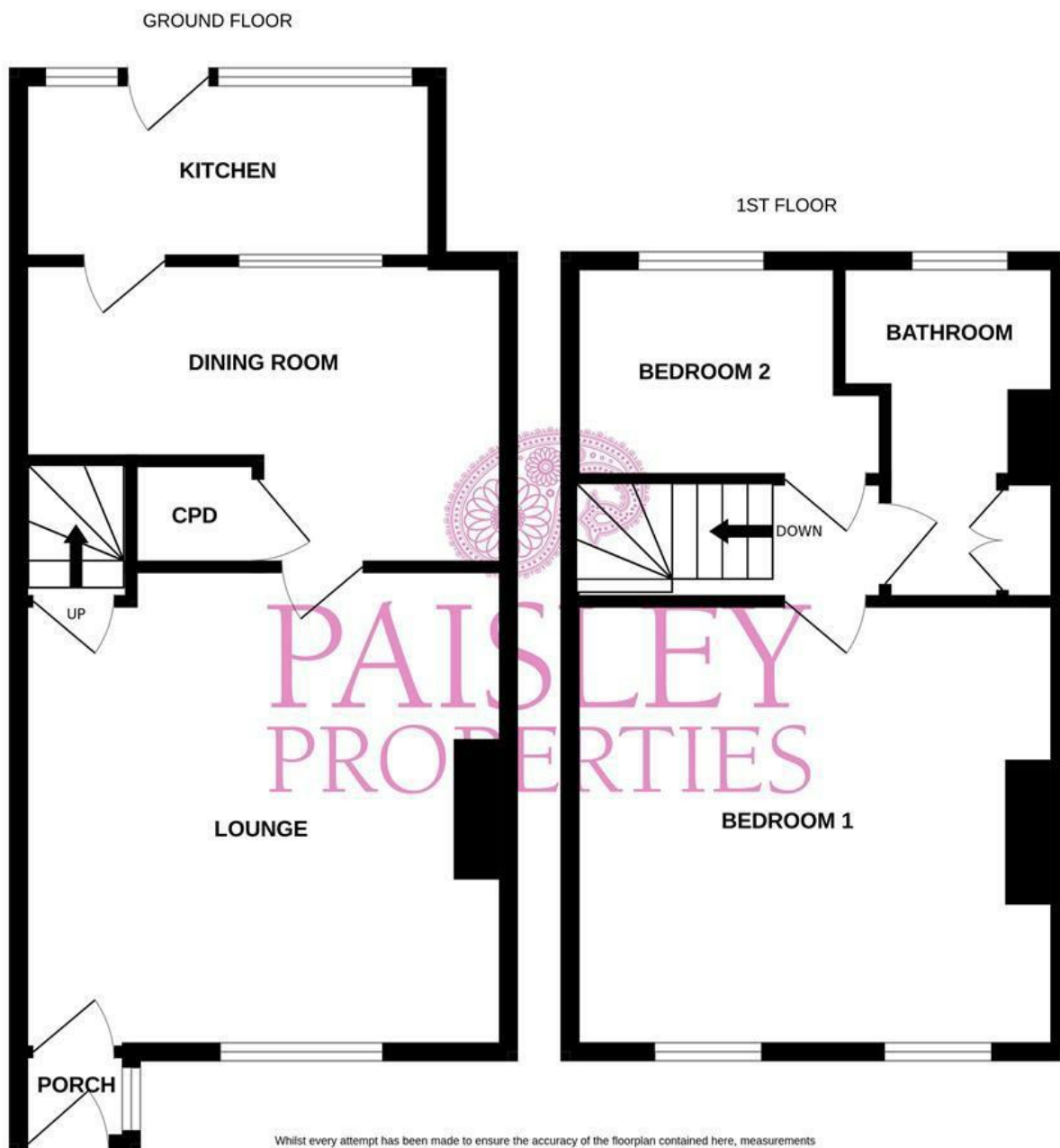
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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

PAISLEY
PROPERTIES