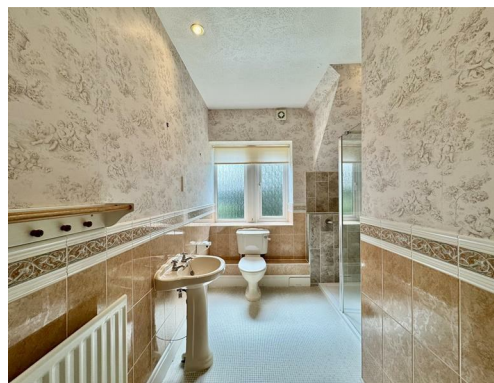


5 Westwood Court 25A Dark  
Lane,

OFFERS AROUND  
£320,000



**\*\* NO CHAIN\*\*** TUCKED AWAY ON THE HIGHLY DESIRABLE "DARK LANE" IS THIS EXTREMELY SPACIOUS FIRST FLOOR, TWO BEDROOM APARTMENT WHICH BOASTS FANTASTIC FAR REACHING VIEWS, BEAUTIFULLY MAINTAINED COMMUNAL GARDENS, COURTYARD PARKING AND A GARAGE.

LEASEHOLD 125 YEARS EXPIRES 2123 GROUND RENT £1 PER ANNUM / COUNCIL TAX BAND E / ENERGY RATING C

PAISLEY  
PROPERTIES

## ENTRANCE

You enter through a Upvc door into the entrance hallway which has space to remove outdoor clothing. A staircase with a timber balustrade ascends to the first floor landing. \*Please note\* A working stairlift is in situ which can be removed.

## FIRST FLOOR LANDING



This light and airy landing has space for freestanding furniture and offers a view over the rear courtyard and fields beyond through its large window. Doors lead through to the living dining room, bedroom two and the main shower room.

## LIVING/DINING ROOM 20'10" max 16'10" max



A beautifully proportioned living dining room offering an impressive amount of space for both relaxation and entertaining. This dual-purpose reception room is flooded with natural light from the large window, perfectly framing the fantastic far-reaching views across the beautifully maintained communal grounds and towards the iconic Emley Moor Mast. The generous layout easily accommodates both lounge and dining furniture, while the characterful sloping ceilings and feature lighting add charm and individuality to the space. Doors lead through to the kitchen, bedroom one and back through to the landing.



**KITCHEN 15'1" max x 6'11" max**



This well appointed kitchen has a range of wall and base units with complementary work surfaces, tile upstands and a composite sink with mixer tap over. Integrated appliances include an electric oven and a four ring electric hob with extractor over. There is space for an undercounter fridge and freezer, plumbing for a washing machine and a dishwasher. Two rear facing windows give a view over the rear courtyard and fields beyond. Vinyl flooring and spotlighting to the ceiling finishes the room. A door leads through to the living dining room.



**BEDROOM ONE 15'2" max x 11'4" max**



This generous double bedroom is neutrally decorated and benefits from fitted wardrobes. windows give a pleasant view over the grounds and doors lead through to the ensuite shower room and back through to the living dining room. A hatch gives access to the loft.



**EN SUITE SHOWER ROOM 6'5" max x 6'0" max**



Neatly positioned off bedroom one, this good size, partially tiled shower room comprises of a shower cubicle, Japanese wall hung W.C with remote-control flush and cleaning functions, a pedestal hand wash basin and a low level obscure window. there is spotlighting to the ceiling and vinyl to the floor.

## **BEDROOM TWO 11'5" max x 7'3" max**



Located to the front of the property with pleasant garden views is a bright small double bedroom which benefits from a fitted wardrobe. This space could also lend itself to a home office or hobby room if desired. A door leads to the landing.

## **SHOWER ROOM 11'5" max x 7'11" max**

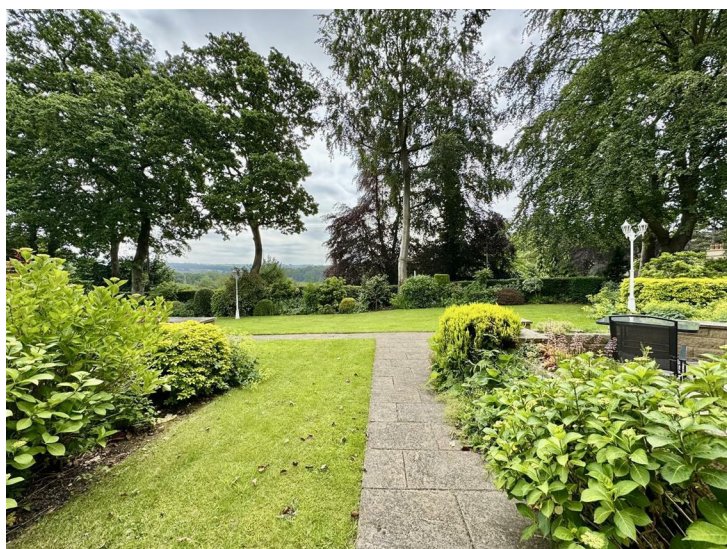


This spacious shower room is fitted with a double walk in waterfall shower, a pedestal hand wash basin and a low level W.C. The room is partially tiled and has space for freestanding storage. Spotlights adorn the ceiling, there is a large obscure window and attractive vinyl flows underfoot. A door leads to the landing.

## GROUND, PARKING AND GARAGE



Externally, residents benefit from immaculate landscaped grounds that provide an attractive and serene environment throughout the year. Well maintained lawns with colourful flower bed borders to the front and to the rear a large paved area with space to sit out if desired. Further enhancing the appeal is the inclusion of allocated parking and a garage which has power, light and offers valuable storage with secure parking.





## **\*MATERIAL INFORMATION**

### TENURE:

Leasehold

### LEASEHOLD:

Length of lease -125 Years

Start date - 1998

Years remaining -97

### ADDITIONAL COSTS:

Ground rent - £1 per annum

Service charge - £135 per month

### COUNCIL AND COUNCIL TAX BAND:

Kirklees Band E

### PROPERTY CONSTRUCTION:

Standard

### PARKING:

Garage / Shared Parking

### RIGHTS AND RESTRICTIONS:

In a conservation area

### DISPUTES:

There have not been any neighbour disputes

### BUILDING SAFETY:

There have not been any structural alterations 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**

### **AGENT NOTES:**

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.

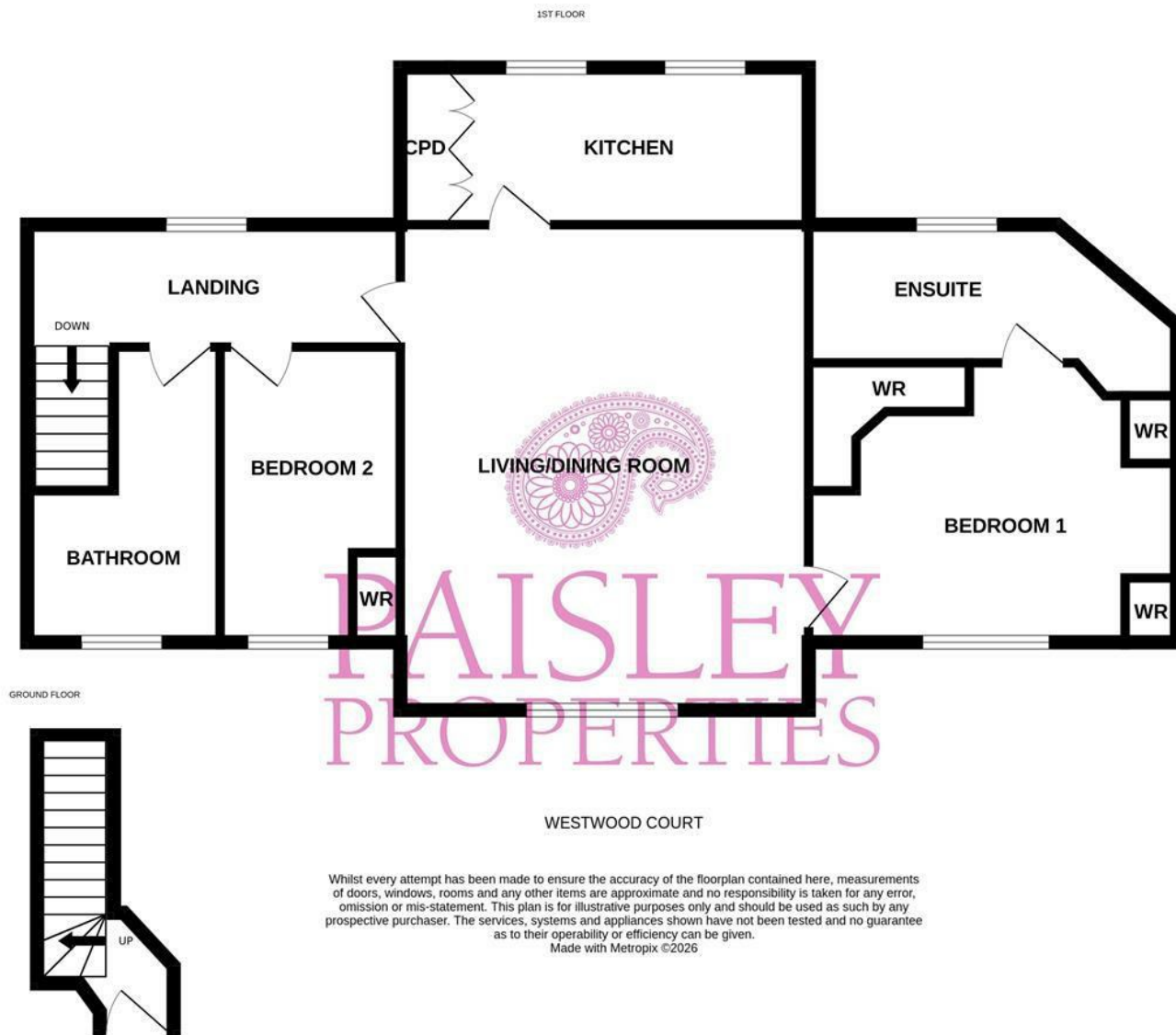
## **MORTGAGES**

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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 73                      | 77        |
|                                             |  | 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) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  |                         |           |
|                                                                 |  | EU Directive 2002/91/EC |           |

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

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**PAISLEY**  
PROPERTIES