4 Eunice Lane,
Upper Cumberworth HD8 8PB

OFFERS AROUND
£385,000

SIMPLY BURSTING WITH CHARACTER FEATURES, THIS THREE BEDROOM COTTAGE IS JUST READY TO MOVE INTO AND OFFERS SPACIOUS ROOM SIZES THROUGHOUT. IT BOASTS AN ENCLOSED GARDEN AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALL 5′11″ apx x 3′9″ apx

You enter the property through a composite door into a welcoming hallway where there is space to remove and store outdoor clothing on arrival. Wood effect laminate flooring runs underfoot and a high level cupboard houses the property's meters. A carpeted staircase ascends to the first floor landing and a door leads to the dining kitchen.

DINING KITCHEN 17′11″ apx x 12′2″ apx

Simply flooded with natural light from windows which look out to the front garden and the churchyard to the rear, this modern dining kitchen is fitted with matt grey wall and base units, grey wood effect laminate worktops and upstands and a black one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise a five burner gas hob with a black extractor fan over and a double electric fan oven. Integrated appliances include a tall fridge freezer and a dishwasher. There is space to accommodate a large dining table. There are spotlights to the ceiling and two contemporary light fittings over the dining area. Doors lead to the entrance hallway, utility cupboard and lounge.

UTILITY CUPBOARD 7′8″ apx x 3′8″ apx

Located off the corner of the kitchen this practical utility cupboard continues the theme from the kitchen with matching cupboards and worktops. There is plumbing for a washing machine and space for a tumble dryer.

LOUNGE 18′0″ apx x 12′6″ apx

Again boasting windows to dual aspects, this lovely lounge, has a multi fuel stove in an inglenook fireplace with a slate hearth and a wooden mantel as a focal point. There is ample space for lounge furniture. Wall lights and two pendant lights illuminate the space well. Doors lead to the hallway and the dining kitchen.

REAR HALL 3′8″ apx x 9′10″ apx
The second hallway has wood flooring, spotlights and a tall decorative radiator. A composite door leads out to the front of the property and doors lead to the lounge and downstairs WC.

DOWNSTAIRS WC 3′6″ apx x 8′4″ apx

This handy downstairs WC is fitted with a grey gloss vanity unit with an integrated hand wash basin, mixer tap and a grey tiled splashback alongside a concealed cistern WC. A cupboard neatly hides the property's central heating boiler. There are spotlights to the ceiling and wood flooring under foot. A door leads to the hallway.

FIRST FLOOR LANDING
Stairs ascend from the entrance hall to the landing. A hatch allows access to the loft. There are doors leading to three bedrooms and house bathroom.

BEDROOM ONE 15′6″ apx x 10′4″ apx

This generous double bedroom sits to the front of the property with a window allowing natural light to flood in and offering views out over the garden and beyond. There is an alcove to one side of the chimney breast and plenty of space for free standing bedroom furniture. A door leads to the landing.

BEDROOM TWO 10′11″ apx x 10′4″ apx

This is another double room with built in wardrobes and storage cupboards. There is a front facing window with lovely outlook and a door which leads to the landing.

BEDROOM THREE 15′0″ max x 7′4″ apx

Positioned to the rear of the property this is a spacious double room with ample space for freestanding bedroom furniture. A hatch allows access to the loft. A window looks out over the churchyard and a door leads to the landing.

BATHROOM 9′2″ apx x 4′7″ apx

This contemporary bathroom is fitted with a three piece suite including a bath with an electric shower over, a low level WC and a dark grey gloss vanity drawer unit with integrated hand wash basin. The room is fully tiled with pale grey tiles and a decorative tiled panel frames the shower area. Wood effect Karndean flooring runs underfoot. A black heated towel rail and spotlights complete the room. A large obscure window allows natural light to enter and a door leads onto the landing.

EXTERIOR

This private enclosed garden is mainly laid to lawn and is surrounded by stone walling with a decked area creating a superb space for sitting out. There is a garden shed for storage. To the side of the garden is a driveway.

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 D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property.
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 500 Mbps

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

AGENTS 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.

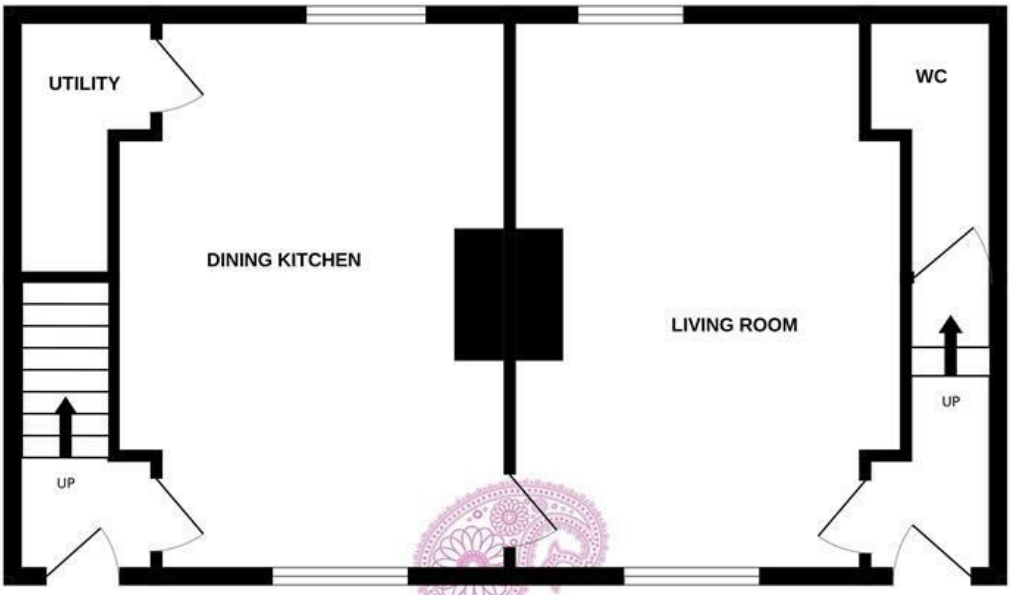
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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.

PAISLEY PROPERTIES
Paisley Properties 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.

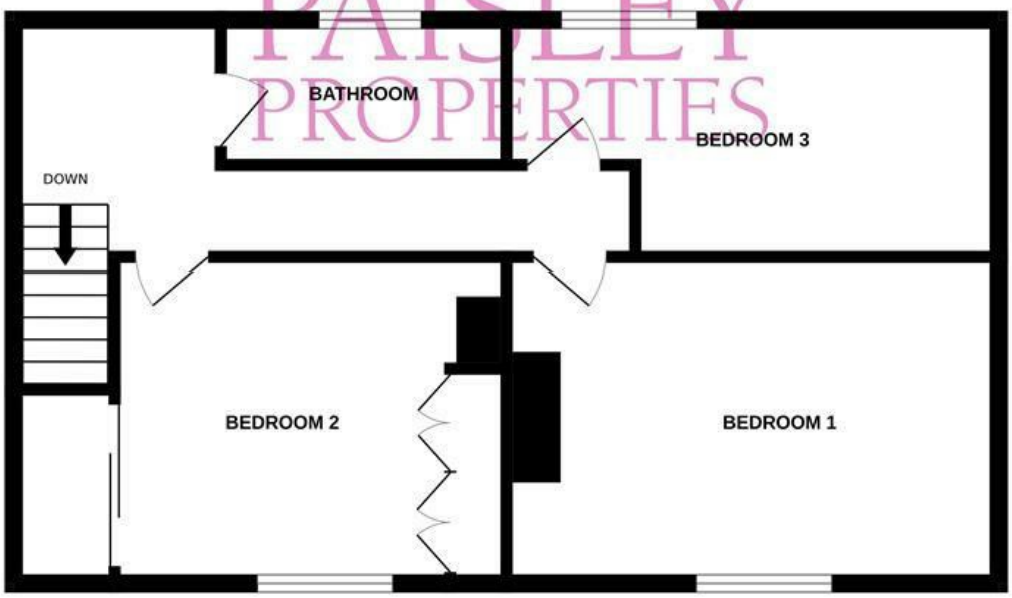
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak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

GROUND FLOOR



1ST FLOOR



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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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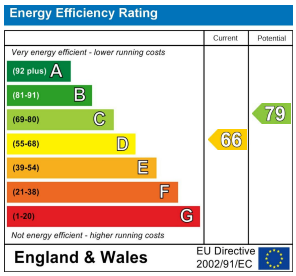

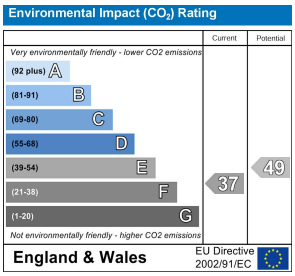

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