

1 Crescent,
Kirkburton HD8 0TP

OFFERS AROUND
£180,000



THIS SUPERB TWO BEDROOM SEMI DETACHED HOME HAS BEEN RECENTLY RENOVATED AND HAS BEAUTIFUL GARDENS TO THREE SIDES AND OFF ROAD PARKING.

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

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a park glazed uPVC door into this useful hallway. There is a staircase which ascends to the first floor landing, attractive decor, wood effect laminate flooring and a wood door which leads to the lounge.

LOUNGE

Really nicely presented this lovely lounge is flooded with natural light courtesy of the front facing bay window and has a feature fireplace with pretty tiled surround which houses a remote controlled gas fire. There is a characterful ceiling rose, alcoves either side of the chimney breast which are ideal for freestanding furniture and wood effect laminate flooring under foot. Two wood doors lead to the entrance hall and dining kitchen.



DINING KITCHEN

Positioned across the rear of the property this generously sized dining kitchen has been fitted with modern cream wall and base units, wood effect work surfaces, white tiled splash backs and a black sink and drainer. There is a built in electric oven, four ring gas hob, extractor fan and space for a fridge freezer, washing machine and tumble dryer. With some additional plumbing a dishwasher could be added in place of the tumble dryer if preferred. There is ample space for a dining table and chairs, a rear facing window provides a wonderful outlook over the garden and wood effect laminate flooring completes the room. Doors open to a useful store cupboard under the stairs, an internal door leads back to the lounge and a uPVC door opens to the garden.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing where there are wooden doors leading to the two bedrooms and house bathroom. The attractive decor continues from the hall and there is a ceiling hatch with pull down ladder which provides access to the loft space.

BEDROOM ONE

Spanning the full width of the property this well proportioned king size bedroom benefits from a bank of fitted wardrobes with sliding doors and a large over stairs storage cupboard. There is plenty of space for additional free standing items, two front facing windows allow in an abundance of natural light and a wooden door leads to the landing.



BEDROOM TWO

Sitting to the rear of the property, with stunning views over the garden and rolling countryside beyond from its window, is this good sized double bedroom. There is a storage cupboard to one corner alongside space for a range of bedroom furniture. The room is well presented and has a wooden door leading to the landing.





BATHROOM

Recently fitted this contemporary house bathroom comprises of a three piece white suite including bath with mains fed shower over, hand wash basin with mixer tap which sits upon a vanity cupboard unit and a low level W.C. The room is fully tiled in decorative grey wall tiles, has spot lighting, an grey heated towel rail and pretty patterned tile flooring. There is an obscure glazed rear facing window and wooden door which leads to the landing.



GARDENS

To the front of the property there is a lawned garden with mature flower bed borders and a gated path which leads up to the front door.

The garden then wraps around the side of the property and a further gate provides access to the rear.

The rear garden has been lovingly landscaped to create a lawn, patio seating area and large private pebbled area, all edged with flower beds and mature shrubs. There is a handy outhouse which provides good storage and a gate leads out to the parking space.





PARKING

To the side of the property is a parking space, further parking could be created by using some of the garden if needed.

MATERIAL INFORMATION

TENURE:

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX:

PROPERTY CONSTRUCTION:

PARKING:

UTILITIES:

*Water supply & Sewerage-

*Electricity & Gas Supply -

*Heating Source -

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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.

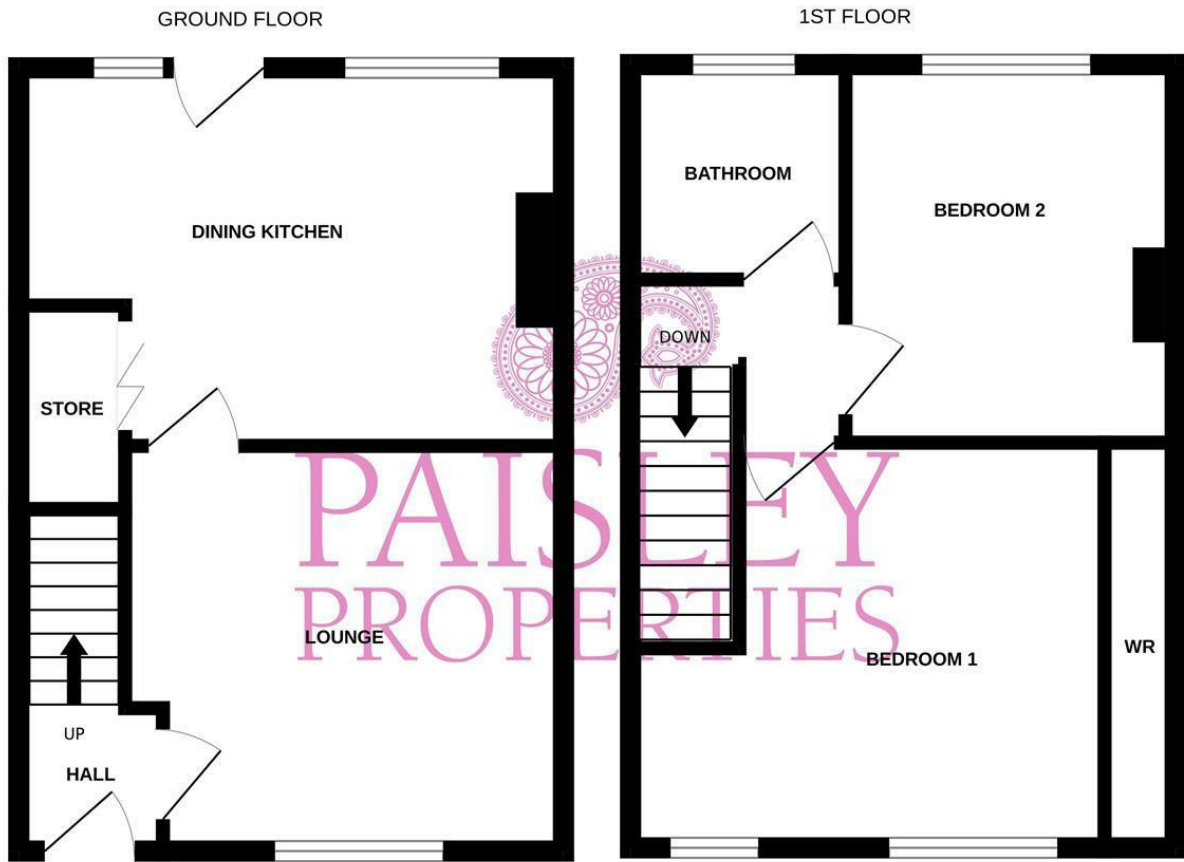
PAISLEY MORTGAGES

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.

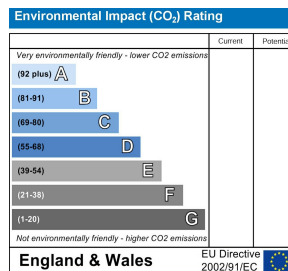
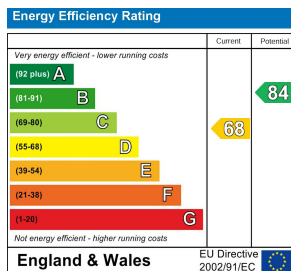
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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