

54 Bourn View Road,  
Netherton HD4 7JZ

OFFERS AROUND  
£230,000



A SUPERBLY PRESENTED THREE BEDROOM MID TERRACE WITH GARDENS AND DRIVEWAY OCCUPYING ENVIABLE SIDE ROAD POSITION WITH STUNNING OPEN VIEWS CLOSE TO VILLAGE AMENITIES. NO UPPER CHAIN.

FREEHOLD / COUNCIL TAX BAND: A / EPC: D

PAISLEY  
PROPERTIES

## HALLWAY



You enter the property through a composite style front door into this welcoming hallway allowing space for hanging, door to living room and staircase to first floor.

## LIVING ROOM 13'7 x 10'4 apx



A bright and spacious living room positioned to the front of the property, the focal point being a contemporary fireplace with composite hearth and wood mantel housing a living flame gas fire, Upvc double glazed window to the front with views over fields opposite and opening to dining room.



**DINING ROOM 8'0 x 8'0**



Positioned to the rear of the property this is a bright and spacious second reception area with space for dining table having wood effect flooring underfoot, double glazed window to rear and door to kitchen.



## KITCHEN 8'3 x 8'0



Again positioned to the rear and fitted with a comprehensive range of beech effect shaker style wall, base and drawer units with contrasting granite effect work surfaces and brick tiled splashbacks, inset single drainer stainless steel sink unit, integrated electric oven, gas hob, stainless steel extractor hood, plumbing for washing machine, fitted wood effect flooring underfoot, two double glazed windows and door leading to rear garden.

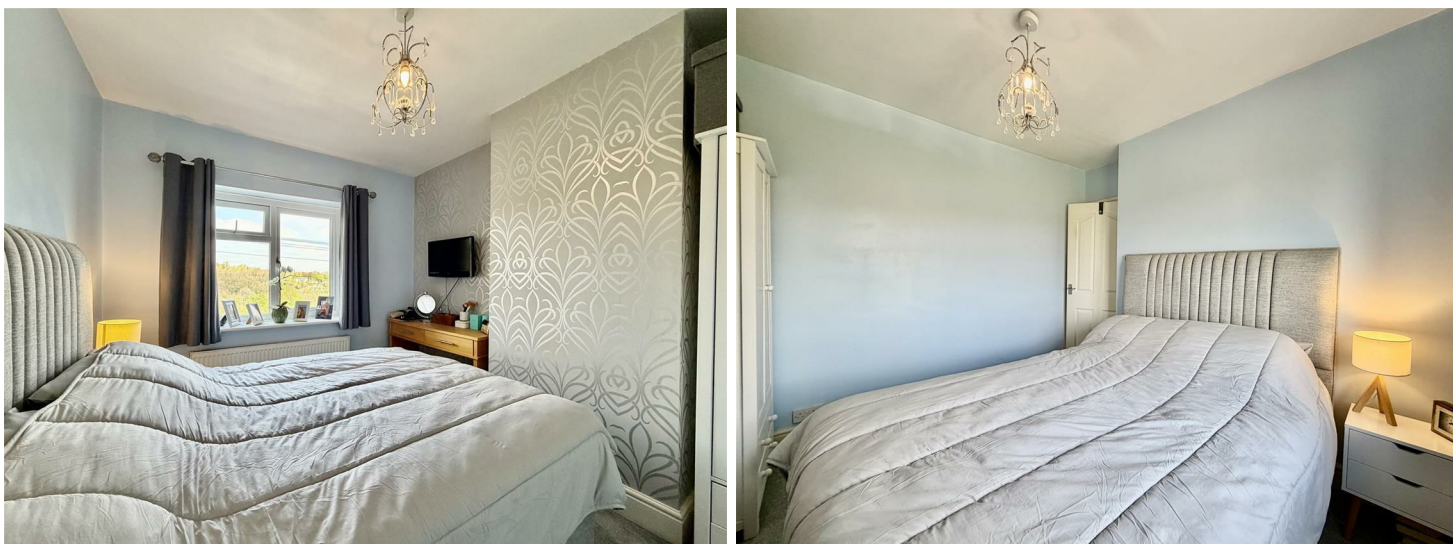


## FIRST FLOOR LANDING



Stairs ascend to the first floor landing with attractive spindled balustrade, ceiling hatch with ladder giving access to loft and doors to all bedrooms and bathroom.

## BEDROOM ONE 9'3" x 10'7" maximum



Positioned to the front of the property this is a generous double bedroom with Upvc double glazed window to the front elevation with views over the fields across.

**BEDROOM TWO 8'0 x 10'6 apx**



A second double bedroom positioned to the rear with space for freestanding furniture, useful airing cupboard housing gas combination boiler and Upvc double glazed window overlooking the rear garden.

**BEDROOM THREE 7'0 x 10'3 maximum**



Positioned to the front and currently utilised as a spacious dressing room but equally useable as a single bedroom or home office having Upvc double glazed window with pleasant views.



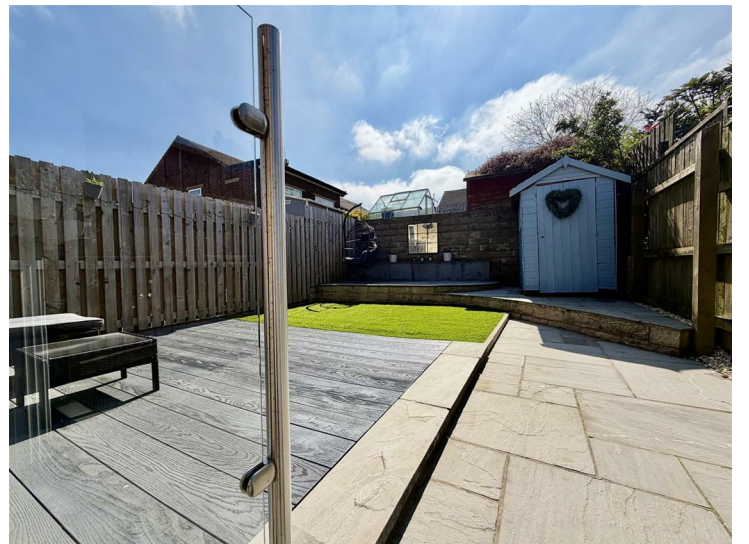
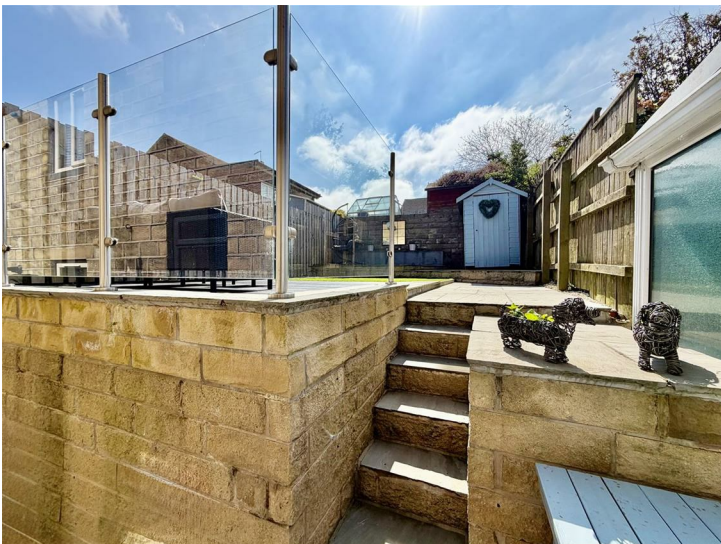
**FAMILY BATHROOM 6'3 x 5'10 apx**



Positioned to the rear and furnished with a modern three piece white suite with full two tone tiled surround comprising a low level w.c, hand basin with vanity unit beneath, P-shaped bath with shower over and fitted screen, vertical chrome towel rail radiator and Upvc double glazed frosted window.



## EXTERNAL REAR GARDEN



Being extensively and thoughtfully landscaped at considerable expense and with ease of maintenance in mind the rear garden is fully enclosed and accessed via the kitchen with further infrequent right of way through neighbouring properties having lower level patio and steps leading up to a level garden with attractive paved and lawned areas, timber storage shed and composite decking with contemporary glass and steel balustrade affording an ideal seating and entertaining space.



## FRONT EXTERNAL AND DRIVEWAY



To the front a neat tarmac driveway provides off street parking and space for bin storage.

## VIEWS



The property enjoys open views to the front over the fields opposite and countryside beyond.

## **\*MATERIAL INFORMATION**

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band A

PROPERTY CONSTRUCTION:  
Standard stone and block

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

RIGHTS OF WAY:  
The property has pedestrian right of way to the front

PARKING:  
Driveway parking to front

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any significant structural alterations to the property to date.

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 - speeds tbc

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

## **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.

## **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. \*

## **AGENTS NOTE**

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

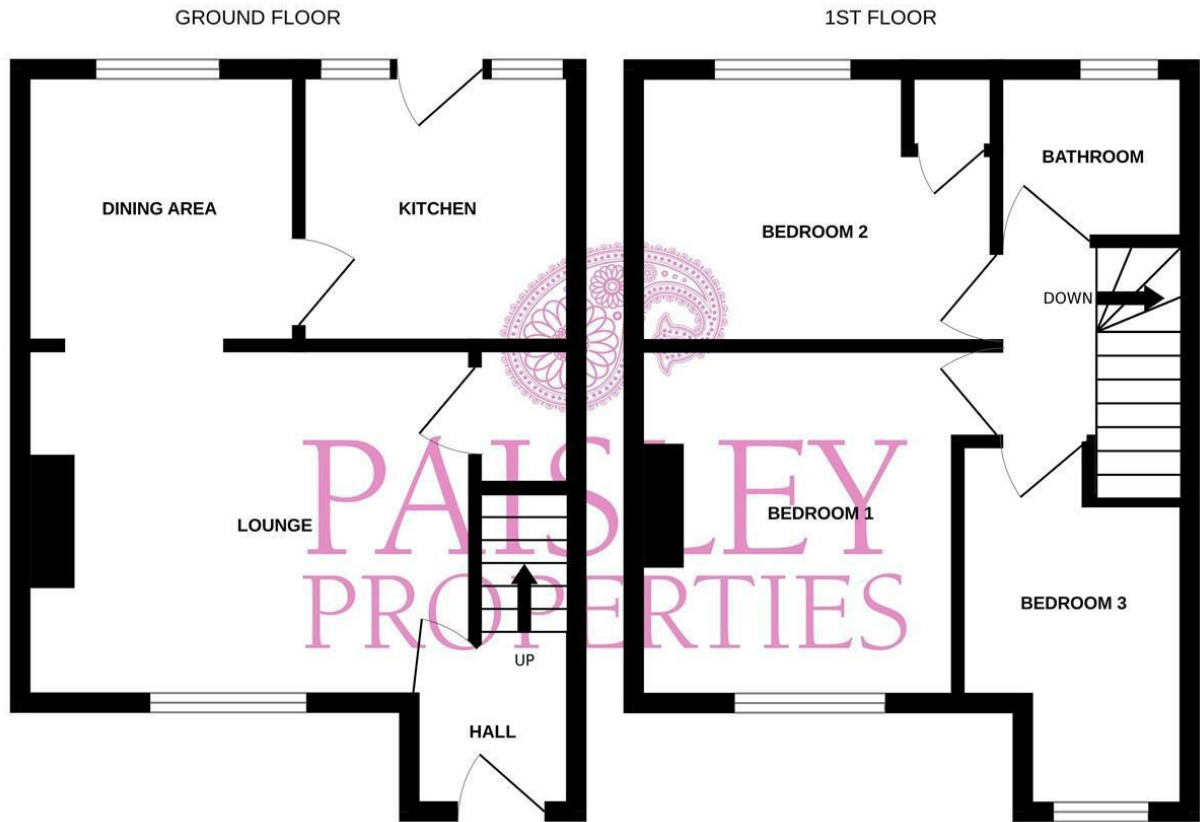
information provided by the vendor and again the buyer should obtain verification from their solicitor.

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.

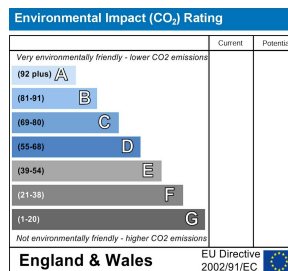
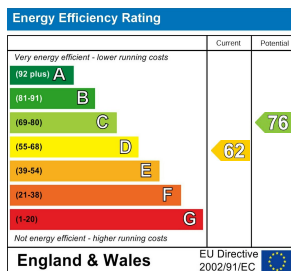
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.



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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