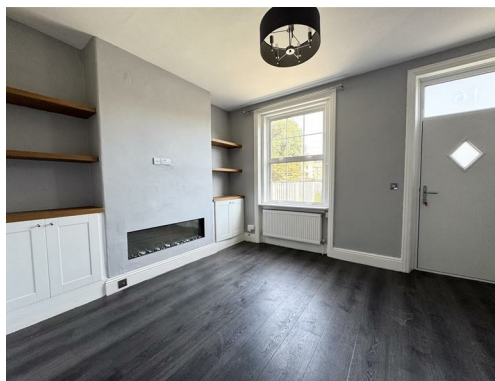


16 Norman Road,
Denby Dale HD8 8TH

£170,000



**** NO ONWARD VENDOR CHAIN**** THIS STONE BUILT THREE BEDROOM TERRACE PROPERTY IS BURSTING WITH CHARACTER, WELL PRESENTED AND SITS IN A TRAFFIC FREE VILLAGE LOCATION. IT BENEFITS FROM A LOW MAINTENANCE PRIVATE FRONT GARDEN, SHARED YARD AND COMMUNAL GENEROUS SIZED GARDEN AREA.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

LOUNGE 13'5" apx x 11'0" apx

You enter the property through a composite door into a spacious lounge which has an electric panoramic fire as a focal point, shelving and storage to the chimney breast alcoves, dark grey wood effect LVT under foot and a large window looking out to the front garden. There is ample space to accommodate lounge furniture. A doorway leads through to the dining kitchen.



DINING KITCHEN 10'1" apx x 11'2" apx max

Located to the rear of the property with a window looking out to the back street, this contemporary dining kitchen is fitted with pale grey base and wall units, solid wood worktops, grey tiled splashbacks and a single bowl black composite sink with chrome mixer tap. Integrated appliances include a tall fridge freezer and there is space and plumbing for a washing machine and a slimline dishwasher. Cooking facilities comprise of an induction hob and an electric single fan oven. A breakfast bar acts as an informal dining solution for four people. There are spotlights to the ceiling and dark grey wood effect LVT flooring underfoot. A door leads down to the cellar and doorways lead to the lounge and to the rear lobby.



CELLAR 10'3" apx x 11'5" apx

Accessed via a set of carpeted stone steps from the kitchen, this useful storage cellar is split into two spaces one of which has a stone slab table. Both spaces are great for storing items.

FIRST FLOOR LANDING

A carpeted staircase ascends to the first floor where the landing splits allowing access to the two bedrooms and the shower room. A further carpeted staircase ascends ends to the attic room.

BEDROOM ONE 13'5" apx x 11'1" apx max

Located to the front of the property with a window overlooking the front garden and quiet street beyond, this good sized bedroom has a fabulous original cast iron decorative fireplace as a focal point, neutral décor and ample space for freestanding bedroom furniture. A door leads to the landing.

**BEDROOM TWO 11'4" apx x 6'10" apx max**

Positioned to the rear of the property with a large window allowing natural light to cascade in, this second bedroom would accommodate a single bed and associated items of bedroom furniture. A door leads to the landing.

**SHOWER ROOM 6'0" apx x 2'9" apx max**

This compact shower room is fitted with a small white glass vanity cupboard with integral hand wash basin with mixer tap, a matching low-level WC and a walk-in shower enclosure which is fitted with a chrome thermostatic waterfall shower. The room is fully tiled with pale grey marble effect tiles and there are grey wood effect ceramic tiles under foot. A mirrored cabinet and spotlights to the ceiling complete the room. A high-level obscure window allows natural light to enter and a door leads to the landing.



ATTIC ROOM 13'5" apx x 11'11" apx max

This fabulous attic room has sloping ceilings and a Velux window allowing natural light to flood in. There is ample space for furniture, spotlights to the ceiling and carpet underfoot. A hatch gives access to the eaves. A carpeted staircase leads down to the first floor landing.



EXTERIOR

To the front of the property is a low maintenance garden which is fenced to the perimeter and has an artificial lawn and a patio area adjacent to the house, just perfect for alfresco dining. To the rear of the property is a shared yard where there is space to store the bins. The section belonging to number 16 is laid with artificial turf. The property also benefits from a communal garden space at the end of the terrace row.



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 A

PROPERTY CONSTRUCTION:
Standard brick and block - stone

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

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 100 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 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

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.

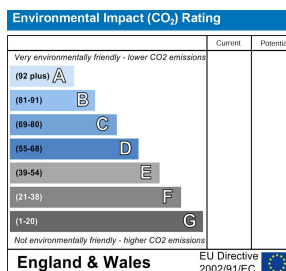
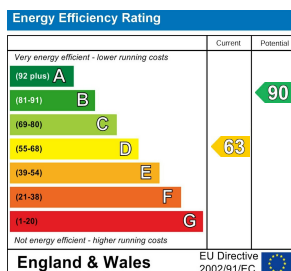
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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PAISLEY
PROPERTIES