46 Western Road, Cowlersley HD4 5TH

OFFERS AROUND
£130,000















BURSTING WITH POTENTIAL AND IN NEED OF FULL MODERNISATION/RENOVATION IS THIS THREE BEDROOM MID TERRACE FAMILY HOME BOASTING DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, CELLAR ROOMS, REAR GARDEN AND ON STREET PARKING.

LEASEHOLD - 999 YEARS - EXPIRES 01/07/2923 - CHARGES TBC / COUNCIL TAX BAND B / ENERGY RATING E.

PAISLEY PROPERTIES

ENTRANCE HALLWAY





You enter the property through a timber door with a stained glass surround into the entrance hallway which has high ceilings and a handy cupboard ideal for storing outdoor clothing. A staircase with a timber balustrade ascends to first floor landing and doors lead to the living room, dining room, kitchen and stone steps descend to the cellar.

LIVING ROOM 16′0″ max x 12′0″ max





This generously sized reception room is bright and airy and flooded with natural light through its bay window with wonderful stained glass tops. The focal points of the room being the decorative tile fireplace housing a coal effect gas fire and the lovely high ceilings. There is ample space for freestanding furniture, timber floorboards underfoot and a door leads through to the hallway.

DINING ROOM 16′4″ max x 11′11″ max




This good size dining room has space for a dining table, chairs and freestanding furniture. There is a decorative tile fireplace, timber floor boards underfoot and a large bay window gives a view over the garden. A door leads through to the hallway.

KITCHEN 10′6″ max x 5′10″ max




Located at the rear of the property with a view of the garden is the kitchen which is fitted with a range of timber base and wall units and worktops with tile splashbacks and a stainless steel sink and drainer with mixer tap over. Cooking facilities comprise of space for a freestanding gas oven. A door leads to the hallway.

LOWER GROUND FLOOR

Located on the lower level and accessed from the entrance hallway and the side passage is this great space which is separated into spacious and useful rooms and with plenty of potential ripe to renovate into further accommodation such as a garden flat, teenage retreat, gym, utility room, office or games room.

CELLAR ROOM ONE 12'2" max x 11'8" max




CELLAR ROOM TWO 16'4" max x 12'1" max




FIRST FLOOR LANDING




Stairs ascend to the first floor landing, a hatch provides access to the loft and doors lead through to three bedrooms and the bathroom.

BEDROOM ONE 13′0″ max x 12′0″ max




This superb double bedroom is positioned at the front of the property with views over the street scene below. There is ample space for freestanding bedroom furniture and a door leads to the landing.

BEDROOM TWO 13′4″ max x 12′0″ max




Another sizeable double bedroom offers space for free standing bedroom furniture and a fitted floor to ceiling storage cupboard which also houses the boiler. A window gives a view over the rear garden and a door leads to the landing.

BEDROOM THREE 7'9" max 5'10" max




Located at the front of the property is this charming single bedroom with space for freestanding furniture and a door leads to the landing.

BATHROOM 7'10" max x 5'10" max




The bathroom is fitted with a three piece suite, including a bath, a pedestal hand wash basin and a low level W.C. The room is fully tiled and a rear obscure window allows natural light to flow through the space. A door leads to the landing.

REAR GARDEN



To the rear of the property is a good size mature garden. Stone steps descend to the shared passage way giving access to the cellar rooms and out to the front of the property.





EXTERNAL FRONT AND PARKING



Accessed through a wrought iron gate, stone steps ascend to the front door and to the side is a decorative pebble garden which allows for rockery plants.

To the right of the property is a shared passage way which allows separate access to the cellar rooms and steps ascend to the rear garden.

The property has on street parking.

***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 Years
Start date - 01/07/1924
Years remaining - 897

ADDITIONAL COSTS:
Ground rent - Unknown

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Stone

PARKING:
On Street Parking

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 - Unknown

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

AGENT 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 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. *

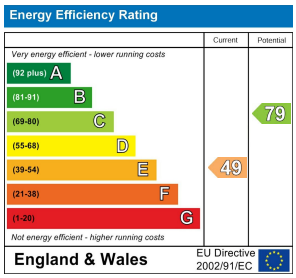
PAISLEY PROPERTIES

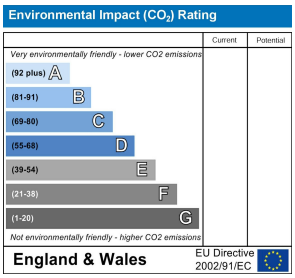
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



PAISLEY PROPERTIES

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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