



LOCATED ON A PEACEFUL SIDE ROAD WITH ELEVATED VIEWS IS THIS CHARMING TWO BEDROOM SEMI DETACHED PROPERTY WHICH BOASTS SPACIOUS LIVING ACCOMMODATION WITH SCOPE FOR FURTHER IMPROVEMENT, GARDENS, INTEGRAL GARAGE AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING E

PAISLEY  
PROPERTIES

## ENTRANCE / DINING HALL 19'5" max x 8'3" max



You enter the property through a upvc door into the spacious entrance/dining hall which allows room for the removal of outdoor clothing, understairs storage and space for a dining table and chairs. Sliding glazed patio doors open to the rear garden, doors lead through to the living room, bedroom one, an archway opens to the kitchen and an open timber staircase ascends to the first floor landing.



## KITCHEN 8'11" max x 8'2" max



This attractive kitchen is located to the front of the property and has dual aspect windows providing far reaching views. The kitchen itself has cream gloss wall and base units, contrasting worktops with matching upstands and a composite corner sink with mixer tap over. Integrated appliances include an electric oven, induction hob with extractor fan over, fridge freezer and dishwasher. Practical tile flooring underfoot and an archway opens through to the entrance/dining hall.

## LIVING ROOM 15'11" max x 11'6" max



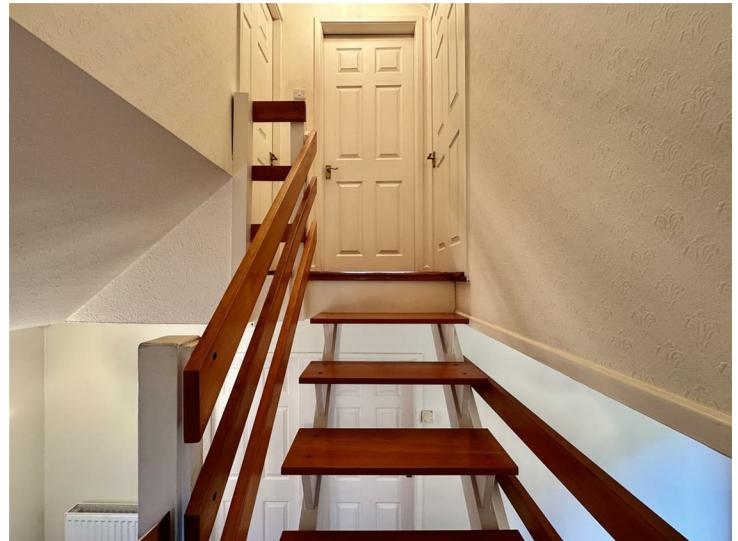
This generously sized reception room has ample space for freestanding furniture. The focal point being the electric fire with marble surround and hearth, a large window allows natural light to flood through the room and a doorway leads through to the entrance/dining hall.

## **BEDROOM ONE 11'10" max x 11'7" max**



Located on the ground floor is this good size double bedroom which is positioned at the rear of the property and has fitted wardrobes, drawers and a dressing table. A window overlooks the rear garden and a door leads through to the entrance/dining hall.

## **FIRST FLOOR LANDING**



A timber staircase ascends from the entrance/dining hall with side obscure window and doors open to bedroom two, bathroom and a storage room.

**BEDROOM TWO 14'11" max x 11'6" max**

This light and spacious bedroom is neutrally decorated, has elevated views, ample space for freestanding bedroom furniture and a bank of fitted wardrobes. A door leads on to the landing.

**BATHROOM 8'2" max x 7'8" max**

Fitted with a white three piece suite including a bath with shower attachment, pedestal hand wash basin and low flush W.C. The room is fully tiled, has a wall of storage cabinetry ideal for towels, bed linen and toiletries and vinyl flooring underfoot. There is a side obscure window and a door opens on to the landing.

### STORE ROOM 8'3" max into eaves x 6'0" max



Accessed from the first floor landing is this timber clad eaves storage space ideal for household items.

### UTILITY ROOM 16'0" max x 8'3" max



Located to the side of the garage is this handy utility room which has ample storage space, room for a tumble dryer, extra fridge freezer and plumbing for a washing machine.

## REAR GARDEN



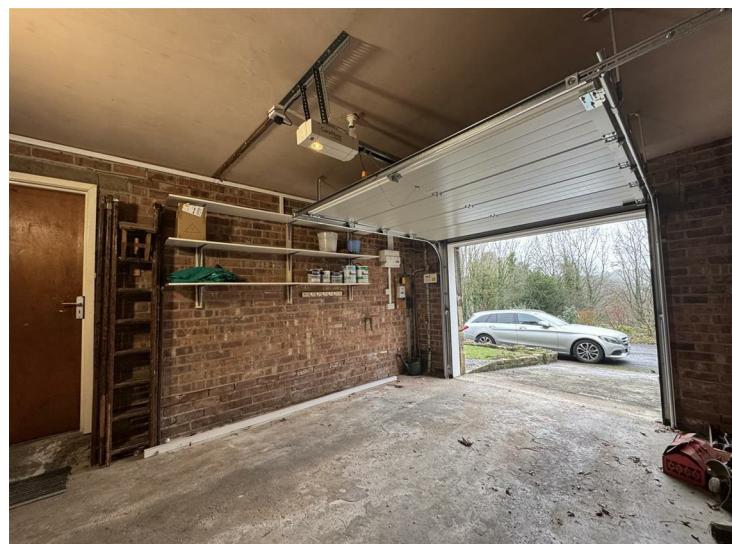
This well maintained garden can be accessed through the dining area or stairs and a side path from the front of the property. There is a patio area ideal for sitting out and a well kept lawn.

## EXTERNAL FRONT, GARAGE AND DRIVEWAY



To the front of the property is a driveway which has parking for one vehicle, to the side of the driveway are steps with timber balustrades leading up to the side entrance and a lawn area with, colourful shrubs and plants.

The integral single garage provides parking for one vehicle, light, power, electric door and a door opens to the utility room. (16ft x 11ft11)



**\*MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band C

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage / Driveway

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 - Suggested speeds up to xxx mbps

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.

## **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.

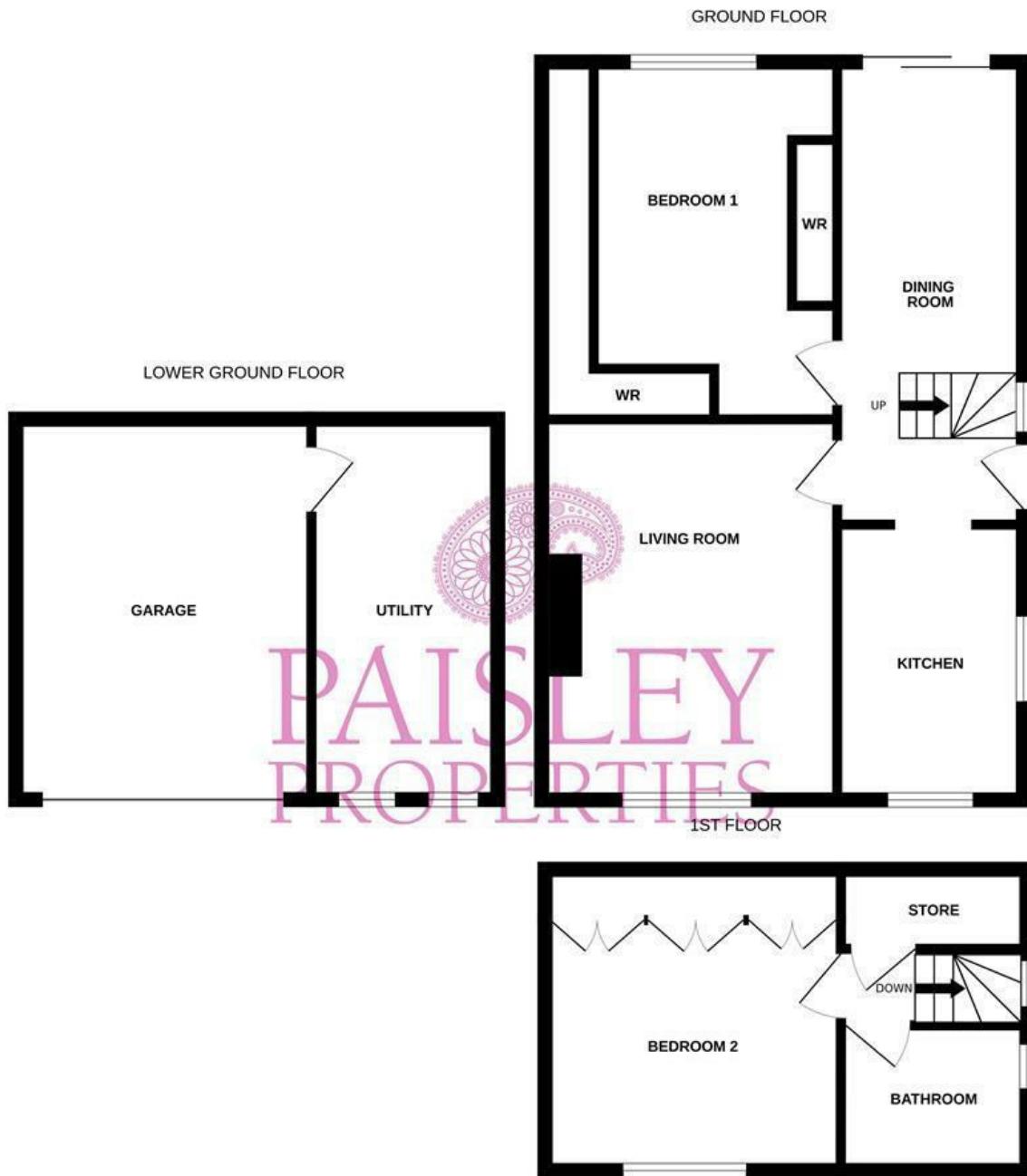
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

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.

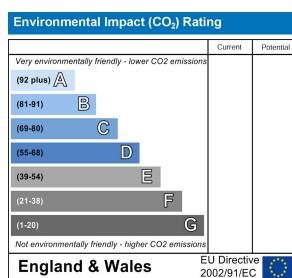
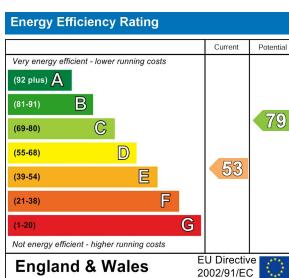
## **SURVEY TEXT**

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](mailto: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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