

53 Senior Street,  
Huddersfield HD5 8BW

OFFERS AROUND  
£155,000



**\*\*NO CHAIN\*\* THIS IMMACULATELY PRESENTED TWO BEDROOM MID TERRACE BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, LOW MAINTENANCE GARDENS AND ON STREET PARKING.**

**FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.**

PAISLEY  
PROPERTIES



### **ENTRANCE PORCH 4'9" apx x 3'2" apx**

You enter the property through a upvc door into a handy entrance porch which has practical laminate flooring underfoot, space to remove and store outdoor clothing. Opaque windows allow light to flow through the space and a composite door opens to the living room.

### **LIVING ROOM 14'9" max x 13'1" max**



This generous size reception room is beautifully presented. The focal point being the inset brick fireplace with a stone hearth and timber mantle housing a lovely multi fuel stove. There are two alcoves and a great amount of space to accommodate free standing living room furniture. A window gives a view of the front garden and doors lead through to the kitchen and a staircase ascending to the first floor landing.





## KITCHEN 12'11" apx x 11'7" max

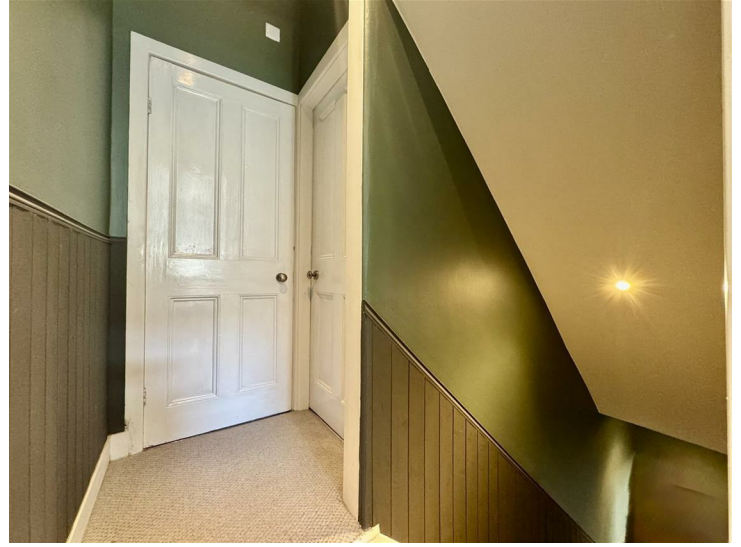
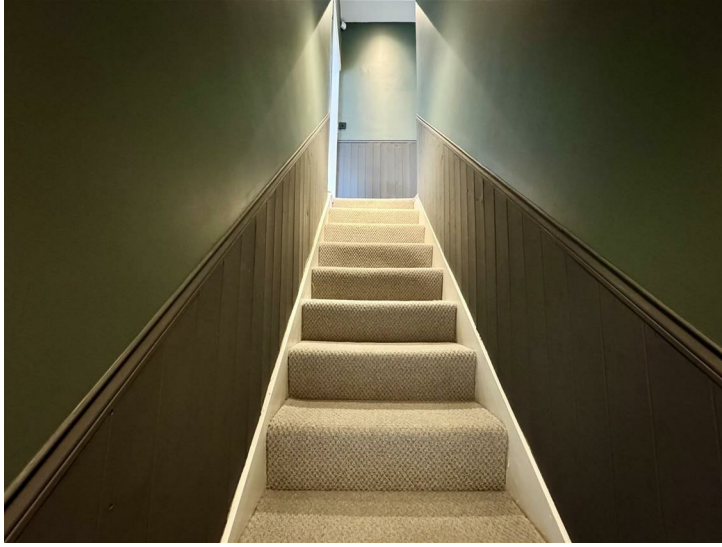


Spanning the rear of the property, this stylish kitchen has a window with a view over the rear patio, pale grey wall and base units with undercounter lighting, contrasting roll top work surfaces with bevelled metro tile splash backs and a large porcelain sink and drainer with mixer tap over. There is an integrated electric oven, four ring electric hob with extractor fan over, plumbing for a washing machine, a slimline dishwasher and space for a fridge freezer. Spot lighting to the ceiling and tile flooring underfoot completes the look. A door opens to an understairs storage cupboard ideal for household items, an external composite stable door opens to the rear garden and a door leads back through to the living room.





## FIRST FLOOR LANDING



Stairs with feature panelled walls ascend from the living room to the first floor landing and doors lead through to the two bedrooms and house bathroom. A hatch provides access into the loft space.

## BEDROOM ONE 14'3" max x 13'2" max



Tastefully decorated and located to the front of the property is this extremely spacious double bedroom which has a bank of fitted wardrobes, ample space for additional freestanding furniture and two windows which give a view of the street scene below. Laminate flooring flows underfoot and a door leads through to the first floor landing.

## **BEDROOM TWO 9'8" max x 8'5" apx**



Currently used as an office, this good size bedroom is located to the rear of the property having views over the patio garden below. The room has an integrated louvre style wardrobe, over head storage and space for freestanding furniture. Laminate flows underfoot and a door leads through to the first floor landing.

## **BATHROOM 5'3" apx x 5'2" apx**



This attractive bathroom is fitted with a three-piece white suite including a bath with shower over and glass screen, a vanity hand wash basin with mixer tap and a low level W.C. The room is fully tiled, has a chrome towel radiator, contrasting vinyl flooring underfoot, a rear obscure window which allows light to flow through and a door leads through to the first floor landing.



## REAR GARDEN



To the rear of the property is a fence and hedge enclosed patio garden ideal for outdoor entertaining and barbecues.

Off street parking could be achievable if required.

## EXTERNAL FRONT



The property benefits from a low maintenance pebbled garden with low stone wall and ideal to sit out or for pots/planters.

The property has on street parking.

## **\*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

PARKING:  
On Street Parking/Potential to create off street parking to the rear of the property

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. \*

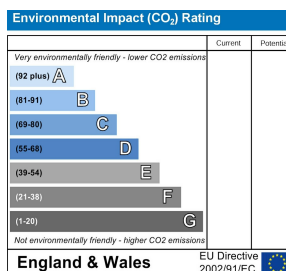
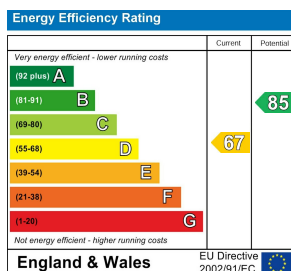
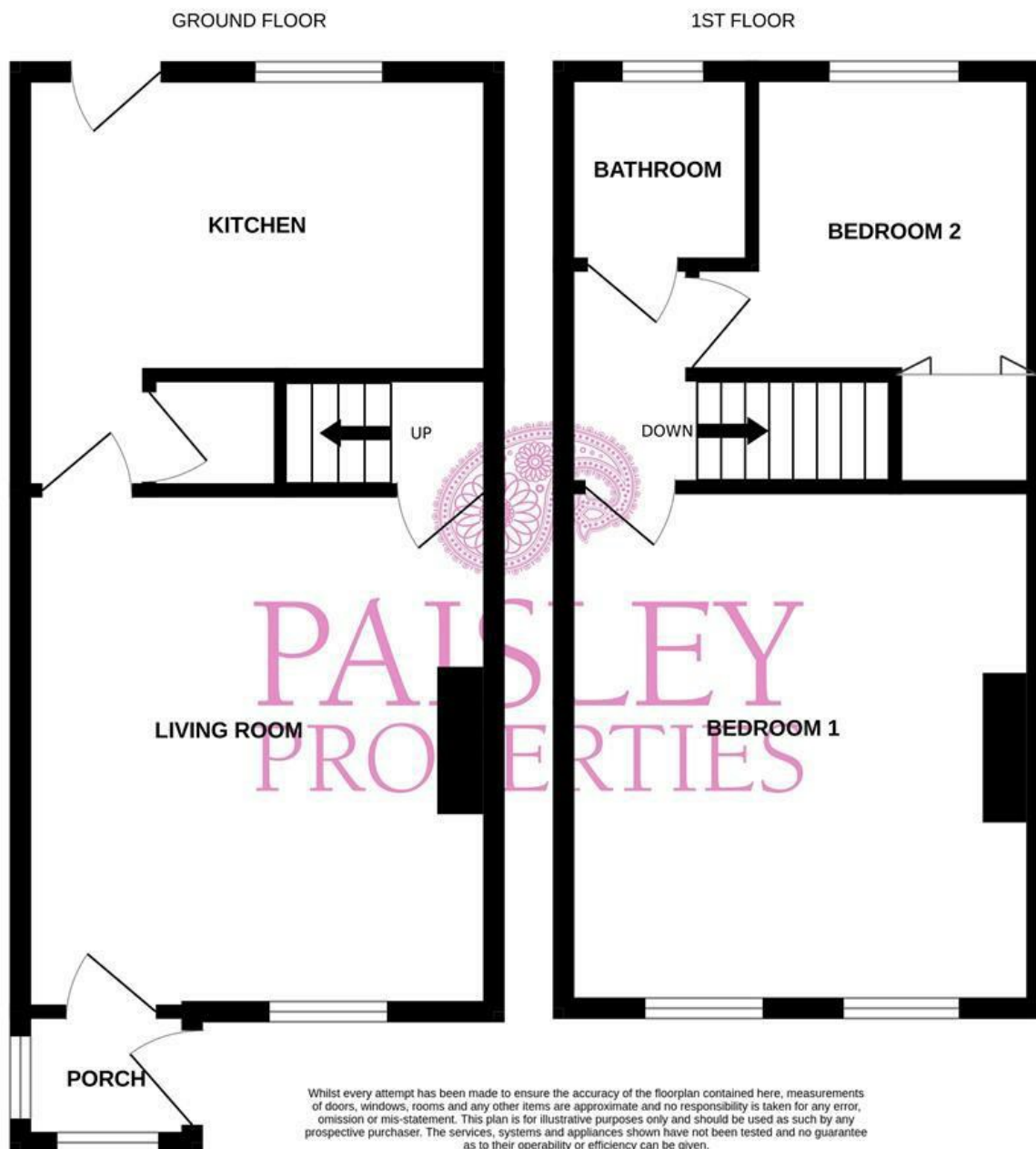
## **PAISLEY**

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.





[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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