57 Reinwood Road, Marsh HD3 4DH

OFFERS AROUND
£135,000

THIS CHARMING THREE BEDROOM MID TERRACE IS IN NEED OF MODERNISATION AND BOASTS SPACIOUS LIVING ACCOMMODATION WITH VERSATILE BASEMENT ROOMS, FRONT GARDEN, REAR COMMUNAL GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALL
You enter the property through a part glazed uPVC door into the entrance hall. Stairs ascend to the first floor landing and a door leads through to the lounge.

LOUNGE 12′0″ max x 10′9″ max

This light and airy reception room has a coal effect electric fire with a timber effect surround and alcoves either side of the chimney breast which create additional space for free standing furniture. A large front facing window fills the room with natural light and doors lead through to the entrance hall and to the dining kitchen.

DINING KITCHEN 14′5″ max x 12′0″ max

This spacious dining kitchen is fitted with a range of wood wall and base units, contrasting work surfaces, tiled splashbacks, space for a gas oven with a concealed extractor over and a composite sink with mixer tap. There is space for a freestanding fridge freezer and plumbing for a washing machine. To the side of the kitchen is ample room for a dining table and chairs. Vinyl flooring flows underfoot, a rear window gives an elevated view of the communal garden and doors leads through to the lounge and the cellar head.

BASEMENT ROOM ONE 12′0″ max x 10′11″ max

A great space for storing extra household items. There is power light and vinyl flooring underfoot. A door leads through to basement room two.

BASEMENT ROOM TWO 12′1″ max x 9′6″ max

Bursting with potential to create a garden room, home office or work shop, there is ample space for furniture and doors lead to the store room which houses the boiler and to the W.C. There is a window and an external door which opens to the communal garden.

W.C 3′10″ max x 3′5″ max

STORE 16′8″ max x 2′9″ max

FIRST FLOOR LANDING

A staircase ascends from the entrance hallway to the first floor landing which has a handy bulk head storage cupboard. Doors lead through to the three bedrooms and bathroom. A hatch gives access to the loft.

BEDROOM ONE 12′10″ max x 8′8″ max

This generous size double bedroom sits to the front of the property. The room has space for a selection of bedroom furniture and a window gives a view of the street scene below. A door leads to the landing.

BEDROOM TWO 10′1″ max x 9′1″ max

Positioned to the rear of the property and enjoying views over the communal gardens, this double bedroom has space for free standing bedroom furniture and a door leads to the landing.

BEDROOM THREE 7'3" max x 5'11" max

A single bedroom which could also lend itself as a home office if required. There is room for freestanding furniture and a front window. A door leads to the landing.

BATHROOM 6'6" max x 6'5" max

This modern bathroom is fitted with a three piece white suite including bath with shower over and bi fold glass screen, pedestal hand wash basin with mixer tap and low level W.C. The room is fully tiled, has a chrome towel radiator, an obscure glazed rear facing window, complementary tile flooring, spotlighting and a door which leads onto the landing.

REAR COMMUNAL GARDEN

Accessed from the basement rooms, a patio allows space for garden furniture with pleasant views over the communal lawn.

EXTERNAL FRONT

Entered by a wrought iron gate, the front of the property has a low maintenance gravelled garden with a flower bed border and hedging sat behind a low stone wall.

***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 B

PROPERTY CONSTRUCTION:
Stone

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
There is a shared communal garden 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.

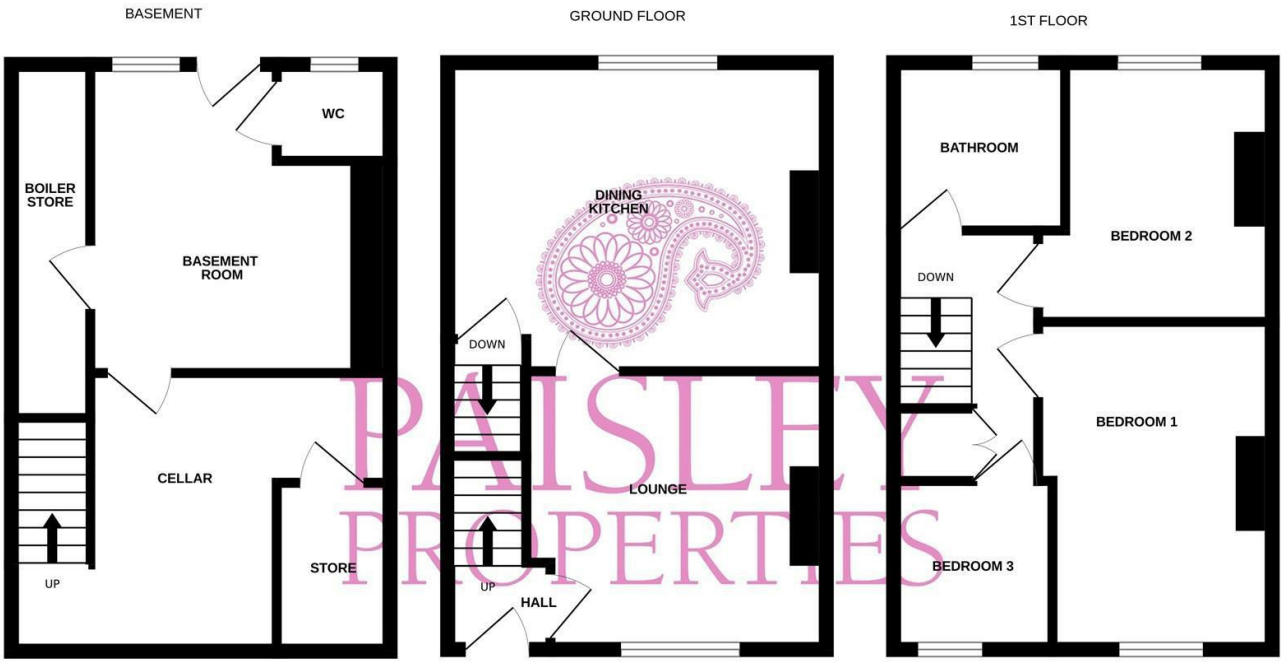
AGENT NOTES

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.

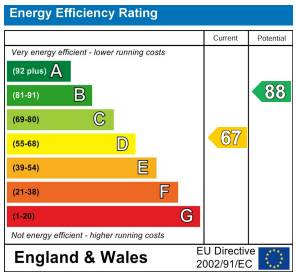
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

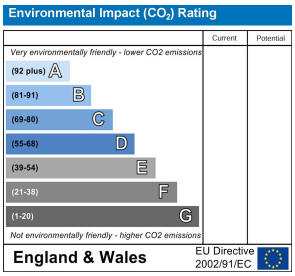
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY 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.



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.
Made with Metropix ©2026





www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY PROPERTIES