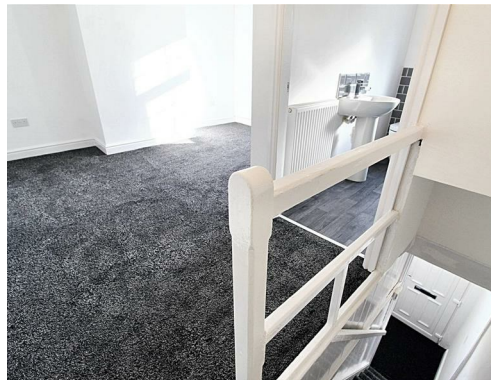


113 Lowerhouses Lane,
Lowerhouses HD5 8JZ

OFFERS AROUND
£85,000



****NO CHAIN** NEUTRALLY DECORATED THROUGHOUT, THIS ONE BEDROOM BACK TO BACK PROPERTY BOASTS NEW FIXTURES AND FITTINGS, GARDEN AREA AND OFF ROAD PARKING.**

TENURE LEASEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a white UPVC part glazed door into a welcoming entrance hallway with space to remove coats and shoes, a staircase ascends to first floor landing and a door leads through to the living kitchen.

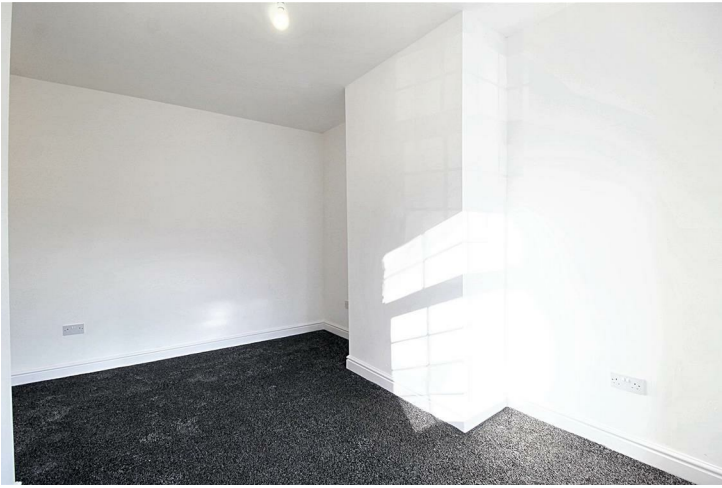
LIVING KITCHEN 14'0" x 11'9" max

This neutrally decorated room has space to accommodate living room furniture and has a view of the garden from its window. The newly fitted kitchen area has a range of pale grey wall and base units with contrasting work surfaces and metro tile splash backs. There is a stainless steel sink with mixer tap over, a new electric oven with four ring electric hob and extractor fan over, space for a fridge freezer, plumbing for a washing machine and vinyl flooring underfoot. A handy under stairs cupboard provides space for household items and a door leads through to the entrance hallway.



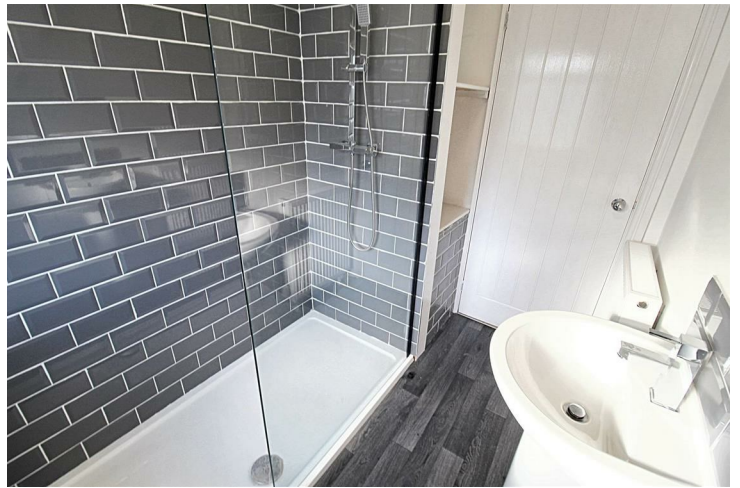
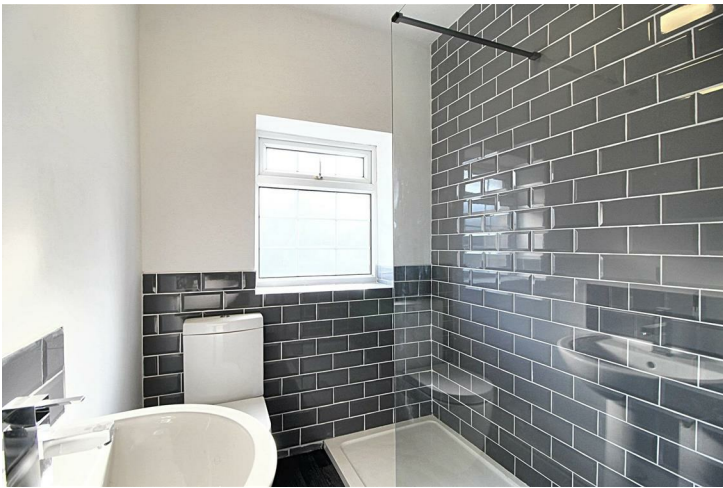
BEDROOM 14'0" x 11'10" max

This good size double bedroom has space for freestanding bedroom furniture and is light and airy courtesy of the large front facing window. A door leads through to the shower room and stairs with a timber balustrade descend to the entrance hallway.



SHOWER ROOM 8'0" x 5'6" max

This stylish shower room has been recently fitted, is partially tiled and comprises of a low flush w.c, pedestal hand wash basin with mixer tap, a double walk in waterfall shower with glass screen and useful inset shelving ideal for towels and toiletries. A front obscure window allows natural light flood the space and vinyl flooring flows underfoot. A door opens to the bedroom.



EXTERNAL AND PARKING

Externally there is a tiered lawn garden and concrete parking space.



***MATERIAL INFORMATION**

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: TBC

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, A

PROPERTY CONSTRUCTION: STONE

PARKING: OFF STREET

UTILITIES:

*Water supply & Sewerage - MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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

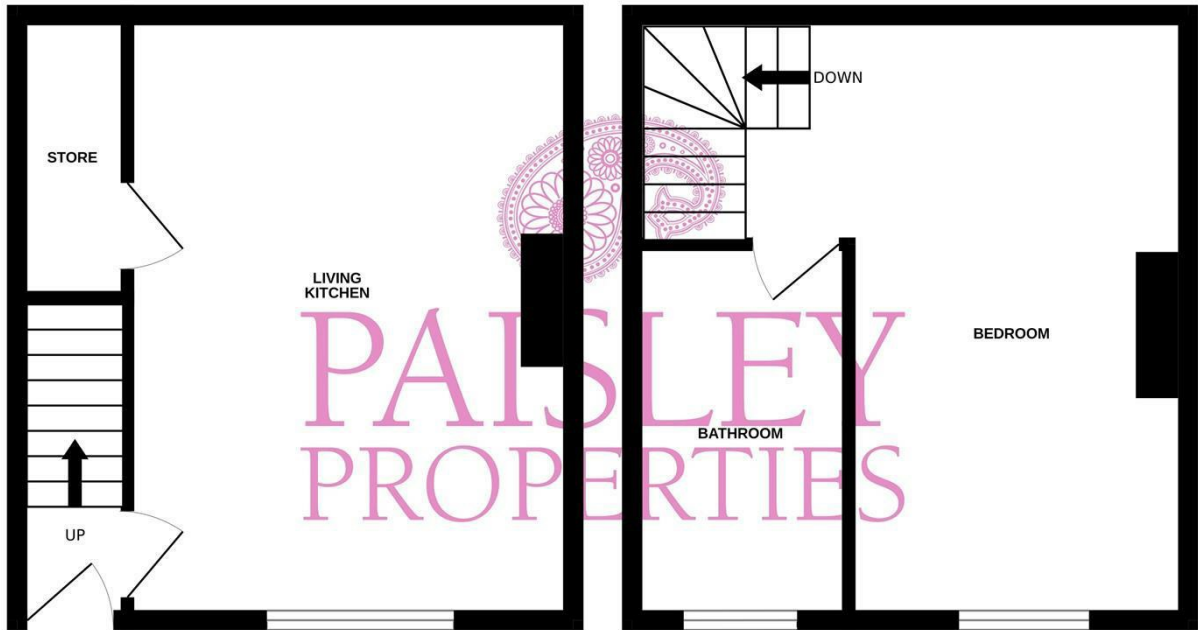
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

SURVEY TEXT

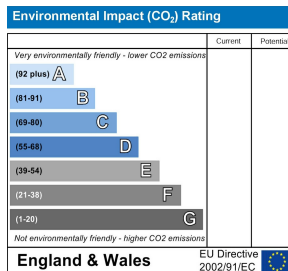
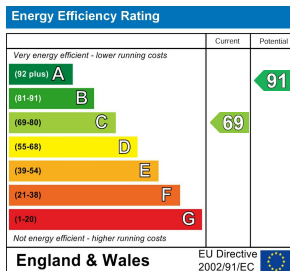
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

GROUND FLOOR

1ST FLOOR



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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