49 New Street, Paddock HD1 4SP

OFFERS AROUND £115,000















BEAUTIFULLY PRESENTED, THIS CHARMING TWO BEDROOM SEMI DETACHED PROPERTY BOASTS ACCOMMODATION OVER THREE FLOORS, A RAISED PATIO GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E.

PAISLEY PROPERTIES

ENTRANCE HALLWAY
You enter the property through a part glazed uPVC door into the welcoming entrance hallway with practical laminate flooring underfoot. A door leads through to the lounge and a staircase ascends to the first floor landing.

LOUNGE 13'5" max x 12'9" max




This light and airy reception room has a large window overlooking the raised patio garden. The room is nicely presented and features an inset electric log effect fire which creates a lovely focal point to the room. The room offers ample space for free standing living room furniture. Doors lead through to the kitchen, lower hall staircase and back to the entrance hallway.

KITCHEN 11'6" max x 6'2" max




This stylish and recently fitted kitchen has a range of shaker style wall and base units, complementary roll top work surfaces with mirrored upstands and a composite sink and drainer with mixer tap over. There are integrated appliances including an electric oven and a four ring gas hob with extractor fan over. The kitchen has laminate flooring underfoot and a window allows natural light to flow through the space. An external door opens to the rear of the property and a door leads back through to the lounge.

LOWER HALL
Stairs descend from the lounge to the lower hall which has shelving, laminate underfoot and doors open to the bathroom and the laundry room.

BATHROOM 5'10" apx x 5'5" apx





This attractive bathroom comprises of a bath with shower over and shower attachment, vanity hand was basin, low level W.C and a chrome towel radiator. There are spotlights to the ceiling and laminate flooring underfoot. A door opens to the lower hallway.
Please note There is restricted head height.

LAUNDRY ROOM 12'4" max x 7'2" max



This handy room offers space for storing household items, houses the boiler and has plumbing for a washing machine. A door leads to the lower hallway.

FIRST FLOOR LANDING
Stairs with a timber balustrade ascend to the first floor landing which has a window overlooking the street scene below and doors lead to the two bedrooms.

BEDROOM ONE 12'11" max x 8'9" max to fitted wardrobes




A neutrally decorated double bedroom benefitting from fitted wardrobes overhead storage, drawers and a dressing table. There is laminate flooring underfoot and a large window floods the room with natural light. A door leads to the landing.

BEDROOM TWO 7'5" max x 7'3" max




A bright single bedroom with a fitted wardrobe and shelving with a view over the street below. Laminate flows underfoot and a door leads to the landing.

EXTERNAL





To the front of the property is a raised patio area with wrought iron fencing ideal for outdoor dining and with space for garden furniture.

To the rear of the property is a small raised paved area ideal for decorative 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

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
None known

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There are no known structural defects 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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

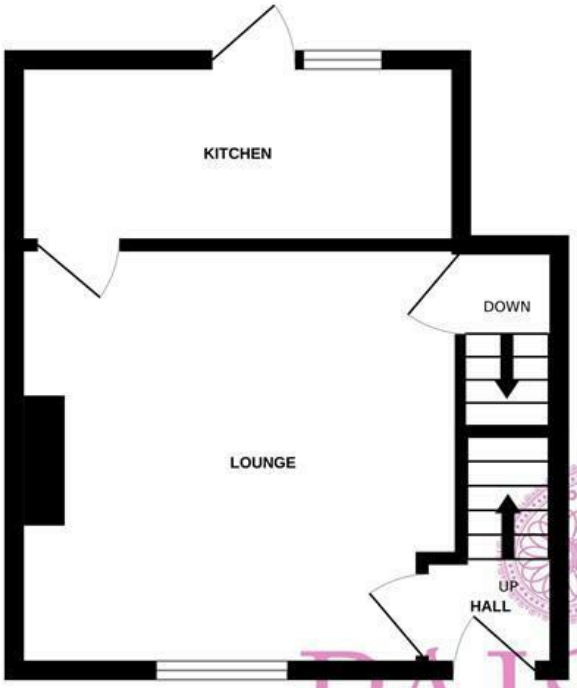
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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.

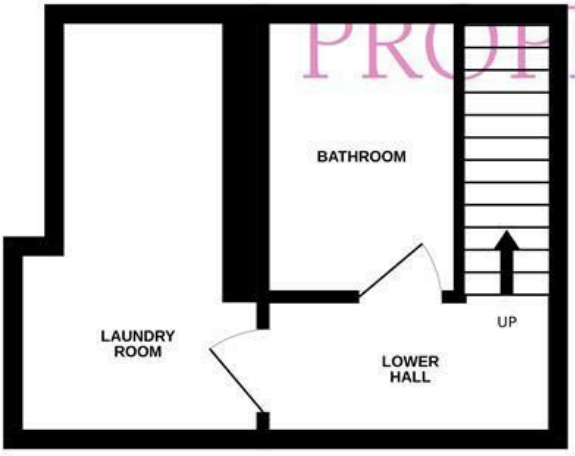
GROUND FLOOR



1ST FLOOR

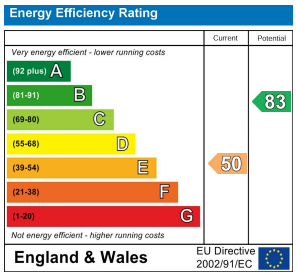


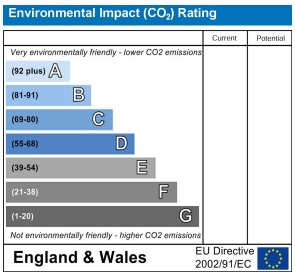
BASEMENT LEVEL



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.
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