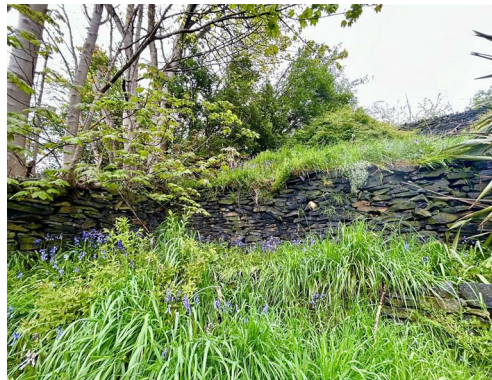


49 North Road,  
Kirkburton HD8 0QH

OFFERS AROUND  
£170,000



NESTLED AWAY AT THE TOP OF A PEACEFUL LANE CLOSE TO THE VILLIAGE SHOPS AND AMENITIES THIS STONE BUILT THREE BEDROOM COTTAGE HAS SPACIOUS ACCOMODATION, TIERED GARDENS AND IS FULL OF POTENTIAL. THERE IS ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: D

PAISLEY  
PROPERTIES



## **ENTRANCE PORCH**

You enter the property through a glazed door into a good sized entrance porch. There is glazing to three sides, ample space to remove outdoor coats and shoes and a further glazed door leads into the living room.



## **LIVING ROOM**

This generously sized living room provides plenty of space for a range of both lounge and dining furniture. The room is packed full of character features including exposed ceiling beams, stone fireplace with timber mantle and two large front facing windows. There is a combination of ceiling and wall lights, the room is neutrally decorated, an archway opens to the kitchen and the door leads back to the entrance porch.





## KITCHEN

Fitted with a range of pale wood effect wall and base units, roll top work surfaces, tiled splash backs and a one and a half bowl sink and drainer with mixer tap this kitchen also benefits from space for a freestanding cooker and concealed unit extractor fan. The property's central heating boiler is neatly tucked in one corner, there is a rear facing window, open staircase leading to the first floor landing, understairs store cupboard and vinyl flooring. An archway provides access to the living room and a door leads to the utility room. An external uPVC door opens to the rear of the property.



## UTILITY

Conveniently positioned off the kitchen is this handy utility room which has space for a freestanding washing machine, tumble dryer, fridge and freezer. There is a wooden work surface, timber wall cupboards, shelving and panelling and vinyl flooring. A door leads to the kitchen.





### **FIRST FLOOR LANDING**

Stairs ascend from the kitchen to the first floor landing which could accommodate a chest of drawers, chair or small desk if required. A ceiling hatch provides access into the loft space and doors lead to the three bedrooms and bathroom.

### **BEDROOM ONE**

Spanning the full depth of the property this sizeable double bedroom benefits from a range of fitted wardrobes and drawers. There is an attractive stone central fireplace with timber mantle, lovely exposed timber ceiling beams, neutral decor and a front facing window. Glazed doors open onto the garden, and allow natural light flood in and an internal door leads to the landing.





### **BEDROOM TWO**

A second double bedroom this is positioned to the front of the property with a window enjoying roof top views over Kirkburton towards open fields. There is a small storage cupboard built into the chimney breast, room for further bedroom furniture and a door leads to the landing.

### **BEDROOM THREE**

This third single bedroom would make a wonderful child's bedroom, home office or hobby room. There is an exposed timber ceiling beam, front facing window with the views over Kirkburton and a door which leads to the landing.



### **BATHROOM**

Comprising of a three piece suite including bath with electric shower over, pedestal hand wash basin with hot and cold taps and a low level W.C this bathroom is partially tiled in wall tiles, has a rear facing obscure glazed window, Amtico style flooring and a door which leads to the landing.





**FRONT**

Located up a small lane the property has flower beds to either side of the porch and a right of access down the side of the property to the rear.





## REAR GARDEN

This garden has the potential to be something very special with a little creativity. Set over a number of tiers it currently has been left for wild flowers and mature shrubs but charming patios and lawns could be made.





## **MATERIAL INFORMATION**

TENURE:

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX:

PROPERTY CONSTRUCTION:

PARKING:

UTILITIES:

\*Water supply & Sewerage-

\*Electricity & Gas Supply -

\*Heating Source -

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **AGENTS 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.

## **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.

## **PAISLEY 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 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

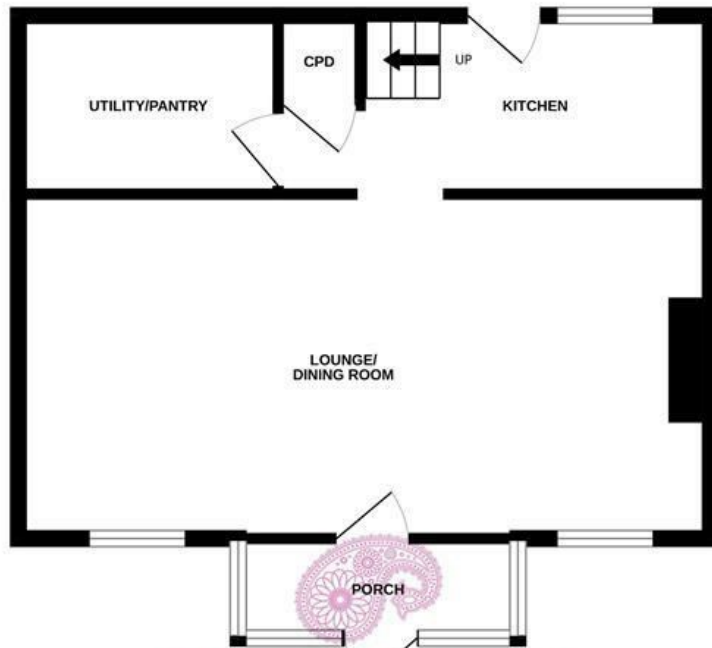
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY SURVEYORS**

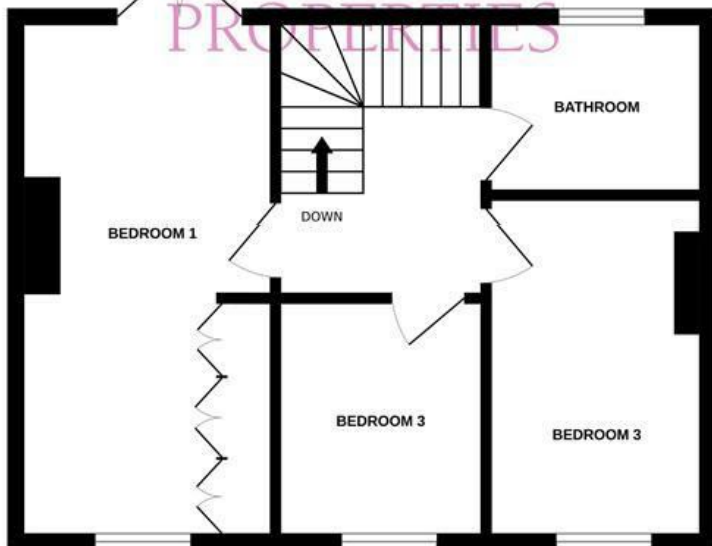
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more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



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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