

130 Cumberworth Lane,  
Lower Cumberworth HD8 8PG

OFFERS AROUND  
£185,000



THIS BEAUTIFULLY PRESENTED CHARACTER PROPERTY IS SIMPLY READY TO MOVE INTO AND WOULD BE PERFECT FOR FIRST TIME BUYERS OR THOSE WISHING TO DOWNSIZE. IT IS LOCATED IN A SEMI-RURAL VILLAGE LOCATION WITH ROADSIDE PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING E

PAISLEY  
PROPERTIES



**PORCH 4'6" apx x 3'9" apx max**

You enter the property through an attractive red composite door with decorative glazed panels into a welcoming entrance porch. Pale wood effect ceramic tiles run under foot and an oak framed doorway leads into the kitchen. A further door leads into the lounge.

**KITCHEN 4'8" x 11'2"**

This gorgeous galley kitchen is fitted with a range of putty coloured base and wall units, dark laminate worktops, attractive patterned tiled splashbacks, and a white ceramic one and a half bowl sink with mixer tap. Cooking facilities comprise of an electric hob with a stainless steel extractor fan over and a single electric oven. Beams to the ceiling add character and wood effect ceramic tiles run underfoot. A side facing window allows natural light to enter and a doorway leads to the porch.

**LOUNGE 11'1" x 14'9"**

Simply oozing character and charm, this beautiful lounge is presented to an immaculate standard and boasts a multi fuel stove in an inglenook fireplace as a focal point. There are spotlights and beams to the ceiling, herringbone wood effect LVT flooring underfoot and ample space for furniture. A carpeted staircase with a painted anthracite timber balustrade ascends from one corner to the first floor. A door leads into the entrance porch.





### **FIRST FLOOR LANDING 5'4" apx x 9'0" apx**

A carpeted staircase ascends from the lounge to the first floor landing which is light and airy courtesy of a side facing window. There are exposed timber beams to the ceiling. A large cupboard houses not only the property's central heating boiler but also is cleverly used as a utility cupboard with plumbing for a washing machine and space for a dryer. Doors lead to the two bedrooms and house bathroom.



### **BEDROOM ONE 9'0" x 10'2" apx max**

Located to the front of the property with a window overlooking the street, this good sized double bedroom has both exposed roof timbers and neutral decor. There is ample space to accommodate freestanding items of bedroom furniture. A door leads to the landing.





**BEDROOM TWO/STUDY 6'11" x 5'6"**

Located to the rear of the property with a window allowing natural light to enter this second bedroom would make a suitable nursery, walking wardrobe or home office. It is tastefully decorated with carpet underfoot. A door leads to the landing.





### HOUSE BATHROOM 8'11" x 5'10"

This modern bathroom is fitted with a three-piece white suite with a shell design comprising of a pedestal hand wash basin with chrome taps, a low-level WC and a bath with a thermostatic mixer shower over. The room is partially tiled with large beige tiles and there are contrasting wood effect ceramic tiles underfoot. Spotlights to the ceiling and a chrome heater towel rail complete the room. And obscure window with a deep windowsill allows natural light to enter. There is a hatch giving access to the loft and a door leads to the landing.



### EXTERIOR

To the front of the property is a low maintenance enclosed courtyard garden where there is space to store the property's refuse bins.



## **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:**

Standard brick and block - Stone

### **PARKING:**

On Street Parking

### **RIGHTS AND RESTRICTIONS:**

### **DISPUTES:**

There have not been any neighbour disputes.

### **BUILDING SAFETY:**

There have not been any structural alterations to the property

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 1000Mbps

### **ENVIRONMENT:**

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **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**

Paisley Properties 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.

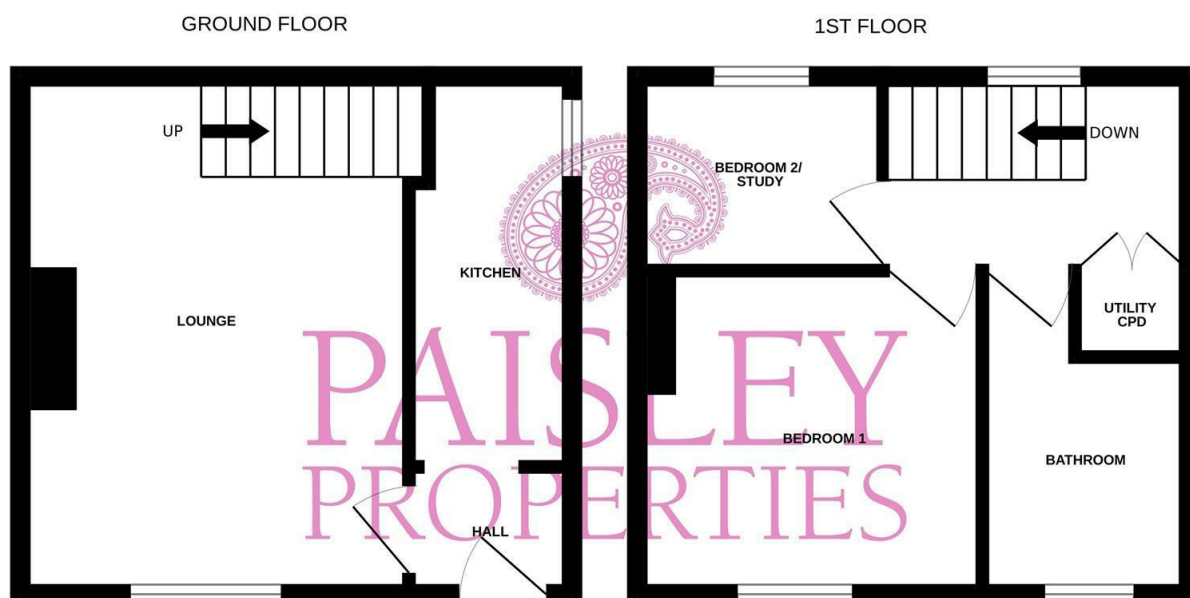
**PAISLEY MORTGAGES**

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.

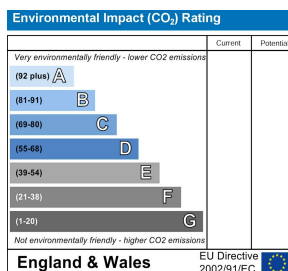
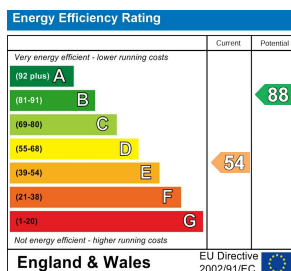
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**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.



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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