

68 Northgate,  
Almondbury HD5 8RX

OFFERS AROUND  
£150,000



BOASTING A CENTRAL VILLAGE LOCATION, THIS TWO DOUBLE BEDROOM MID TERRACE PROPERTY HAS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION AND A WELL MAINTAINED REAR GARDEN.

LEASEHOLD 999 YEARS, EXPIRING 17/09/2989, CHARGES £10 PER ANNUM / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY  
PROPERTIES



### **LOUNGE 15'8" x 12'0" max**

You enter the property through a timber door into this generous size lounge with characterful exposed beams to the ceiling, gas fire with timber fireplace, tile hearth and a window gives a view over Almondbury Village. There is a good amount of space for freestanding living room furniture and a door opens to the dining kitchen.



### **DINING KITCHEN 13'1" x 11'7" max**

Positioned at the rear of the property is the dining kitchen fitted with a range of timber wall and base units, contrasting roll top work surfaces with tile splashbacks and a stainless steel sink with mixer tap. Integrated appliances include an electric oven, four ring gas hob with extractor fan over, plumbing for a washing machine and space for a fridge freezer. There is space for a dining table and chairs, practical tile flooring underfoot and an understairs cupboard provides storage for household items. Doors open to the stairs, back through to the lounge and an external door opens to a covered ginnel to the side of the property.





### **FIRST FLOOR LANDING**

Stairs with a timber balustrade ascend from the dining kitchen to a quirky split landing and doors lead through to two double bedrooms and the house bathroom.

### **BEDROOM ONE 15'10" x 12'3" max**

Spanning the front of the property is this good size double bedroom has ample space for freestanding bedroom furniture. The room is light and airy courtesy of the two front facing windows giving views over Almondbury Village and a door leads through to the landing.



### **BEDROOM TWO 12'5" x 8'11" max**

Positioned at the rear of the property is another double bedroom with room for freestanding furniture. A window gives views of the rear garden and a door leads through to the landing.





### **BATHROOM 8'8" x 7'11" max**

This neutrally decorated bathroom is partially tiled and comprises of a three piece white suite, bath with shower over, low flush W.C, hand wash basin with mixer tap, rear obscure window, complementary vinyl flooring underfoot, storage cupboard and bulk head shelving. A door leads through to the landing.



### **REAR GARDEN**

You enter the garden through the dining kitchen door into the covered side ginnel to an enclosed patio and pebble garden with a timber built bar and offering entertaining space for all fresco dining with ample room for garden furniture. Raised planters and shrubs surround the area and gives a pleasant outlook back to the property.





## **EXTERNAL FRONT**

Elevated from the roadside and up stone steps with wrought iron railing is a shared pathway ideal for planters and pots. A doorway opens to a covered ginnel which gives access to the rear garden.





### **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.

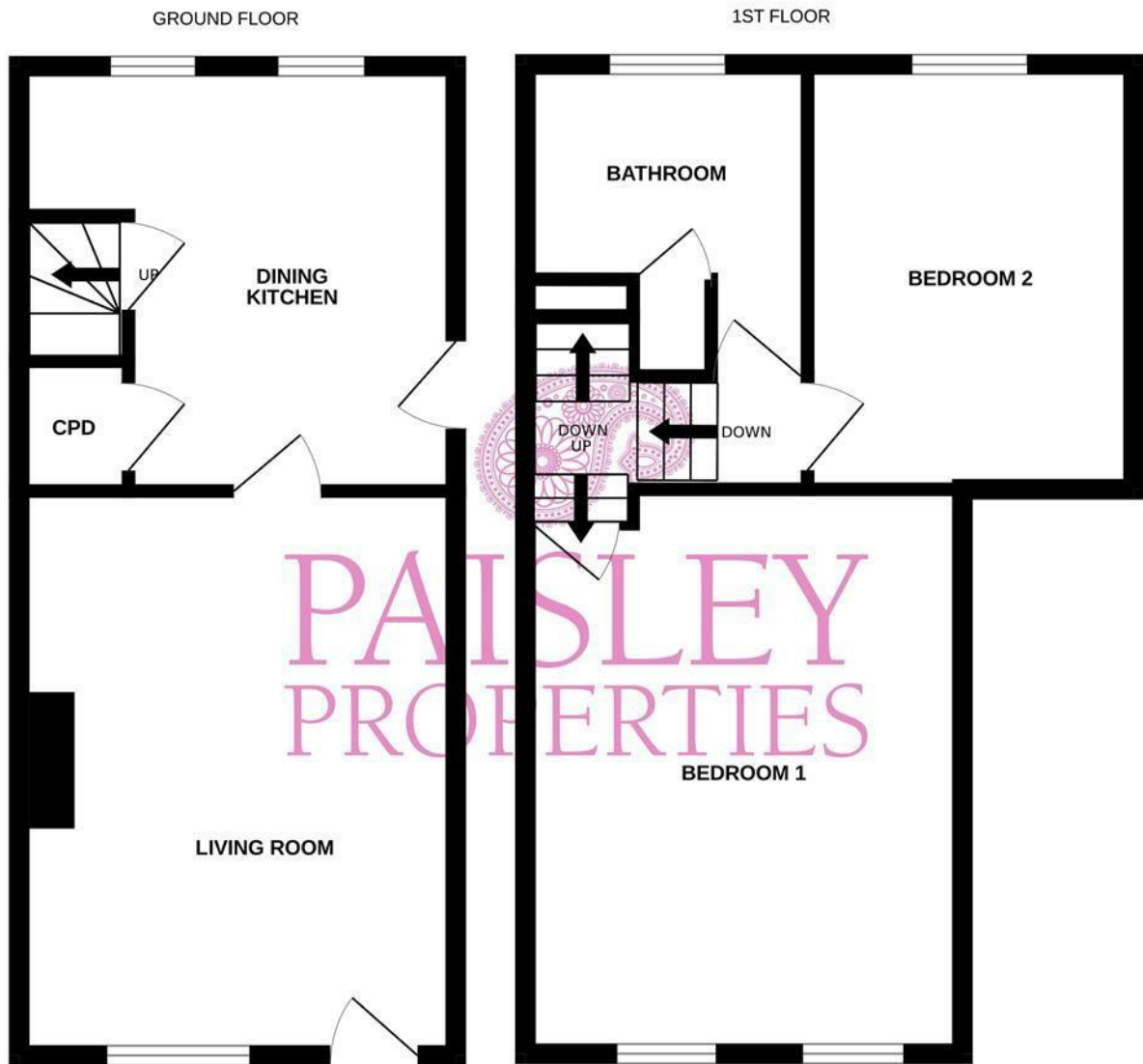
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**PAISLEY**

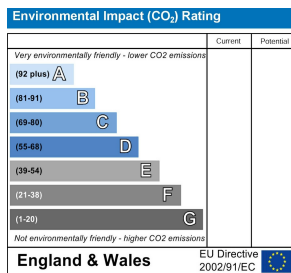
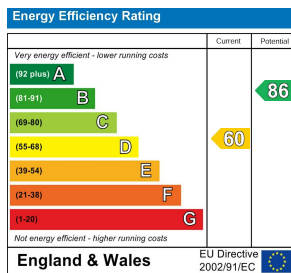
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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