135 Almondbury Bank, Huddersfield HD5 8EX

OFFERS AROUND
£186,000















NO CHAIN LOVED FOR MANY YEARS, THIS CHARMING THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, IS BURSTING WITH POTENTIAL AND HAS WELL MAINTAINED GARDENS AND A DRIVEWAY.

LEASEHOLD - 999 YEARS - EXPIRES 2938 - CHARGES £2.50 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY





You enter through a timber door with a front obscure window into a welcoming entrance hallway which benefits from an understairs storage cupboard ideal for household items, coats and shoes. A staircase with a timber balustrade ascends to the first floor landing. Doors lead through to the living room and the dining kitchen.

LIVING ROOM 14'3" max x 12'3" max





This light and airy living room has an abundance of space for living room furniture and a large bay style window overlooks the front garden. A timber effect fireplace with a tiled hearth houses a gas fire and a door leads through to the entrance hallway.

DINING KITCHEN 18'8" max x 13'2" max





Spanning the rear of the property, this spacious dining kitchen really is the heart of the home. The kitchen itself has a range of timber wall and base units, contrasting work surfaces with tile upstands and a composite sink with mixer tap over. Integrated appliances include a fridge and a washing machine. There is space for a gas cooker with extractor fan over. A peninsula separates the space and is open to the dining area which has a charming brick arch, inset fireplace with slate hearth housing a log burning stove. There is space for dining furniture and a large window overlooks the garden. Doors open to the rear porch and back through to the entrance hallway.









REAR PORCH 6'7" apx x 3'11" apx



Accessed from the kitchen, this handy porch has tile flooring and offers space for a chest freezer and room for freestanding storage if required. An external door opens to the garden.

FIRST FLOOR LANDING




Stairs ascend to the first floor landing with a side aspect window and doors lead through to three bedrooms and the house bathroom.

BEDROOM ONE 12'3" max x 9'3" max to fitted wardrobes




Positioned at the front of the property with a view of the street scene below is this double bedroom which has ample space for free standing furniture and benefits from a bank of fitted wardrobes. A door leads to the landing.

BEDROOM TWO 10'9" max x 10'5" max to fitted wardrobes




This generous double bedroom is located at the rear of the property with pleasant garden views. The room has a bank of fitted wardrobes, overhead cupboards, a dressing table and inset lift up storage shelving. A door leads to the landing.

BEDROOM THREE 8'9" max x 6'11" max




A bright single bedroom located at the front of the property with a bulkhead wardrobe and space for bedroom items. A door leads to the landing.

BATHROOM 7'7" max x 6'0" max





The family bathroom is fitted with a bath with shower attachment over, a shower cubicle, pedestal hand wash basin, low flush W.C, chrome towel radiator and a storage cupboard ideal for towels and toiletries. The room is fully tiled, has two obscure windows and a door leads to the landing.

REAR GARDEN





A lovely low maintenance patio area adjoins the rear of the house and offers space to dine out. Stone steps with planters ascend to a second raised patio which has ample space for garden furniture and a good size timber outbuilding with electric.



EXTERNAL FRONT AND DRIVEWAY





To the front of the property is a paved driveway and a lawned garden area with a low stone wall, mature shrubs, hedges and space for decorative pots and planters. To the side of the property is a stone built storage space ideal for storing logs and other garden items. A pathway leads to the rear garden.

***MATERIAL INFORMATION**
TENURE: Leasehold

LEASEHOLD:
Length of lease - 999 YEARS
Start date - 31/05/1939
Years remaining - 912

We have been informed that the freehold has been offered to the vendor in 2026 for approx. £250 plus legal fees.

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.
Ground rent - £2.50 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Stone and render

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations 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 - ALMONDBURY
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.

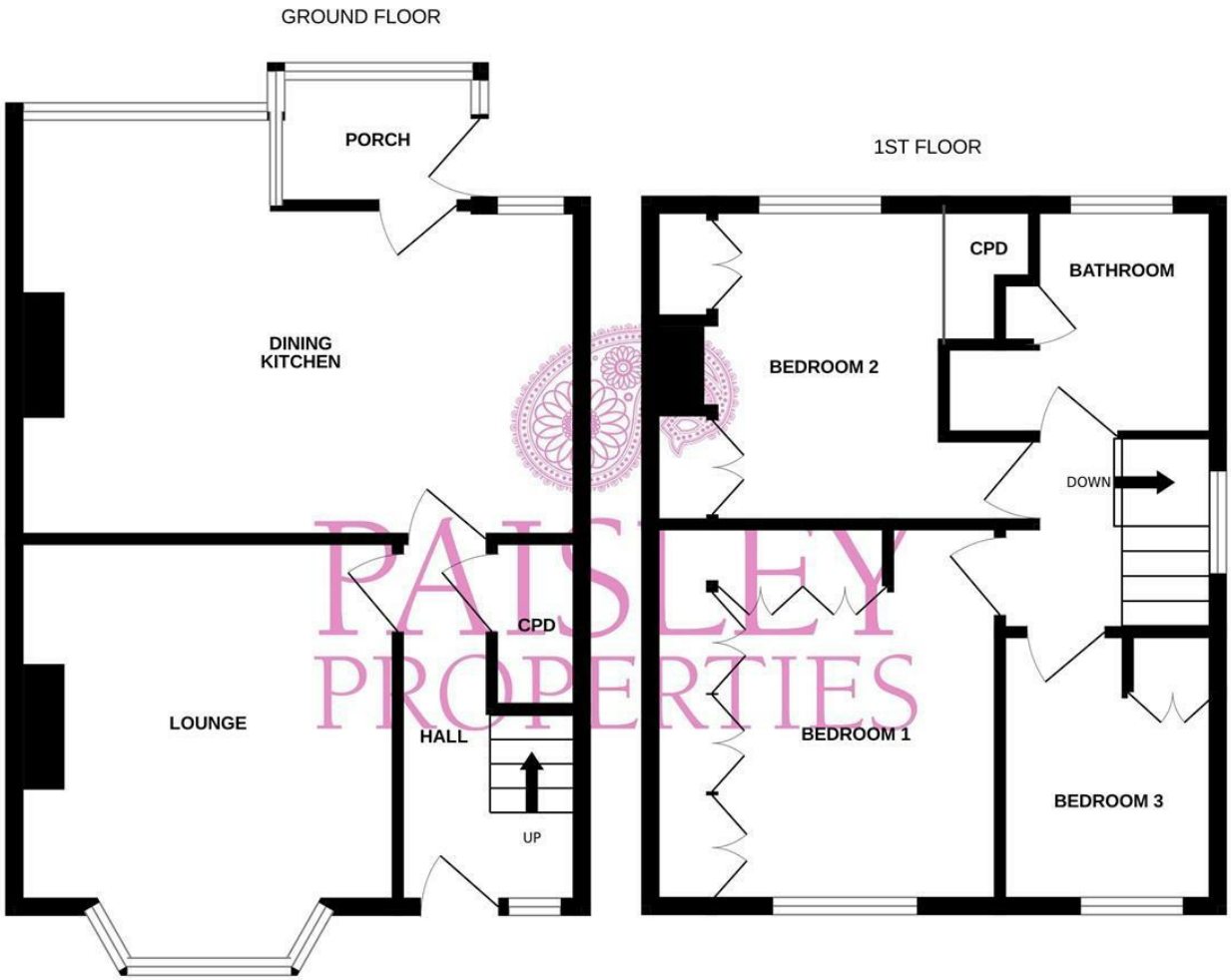
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

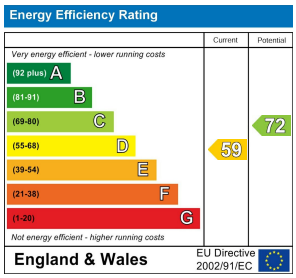
MORTGAGES - PAISLEY / ALMONDBURY
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

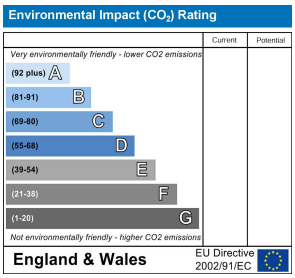
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES - PAISLEY / ALMONDBURY
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.



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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