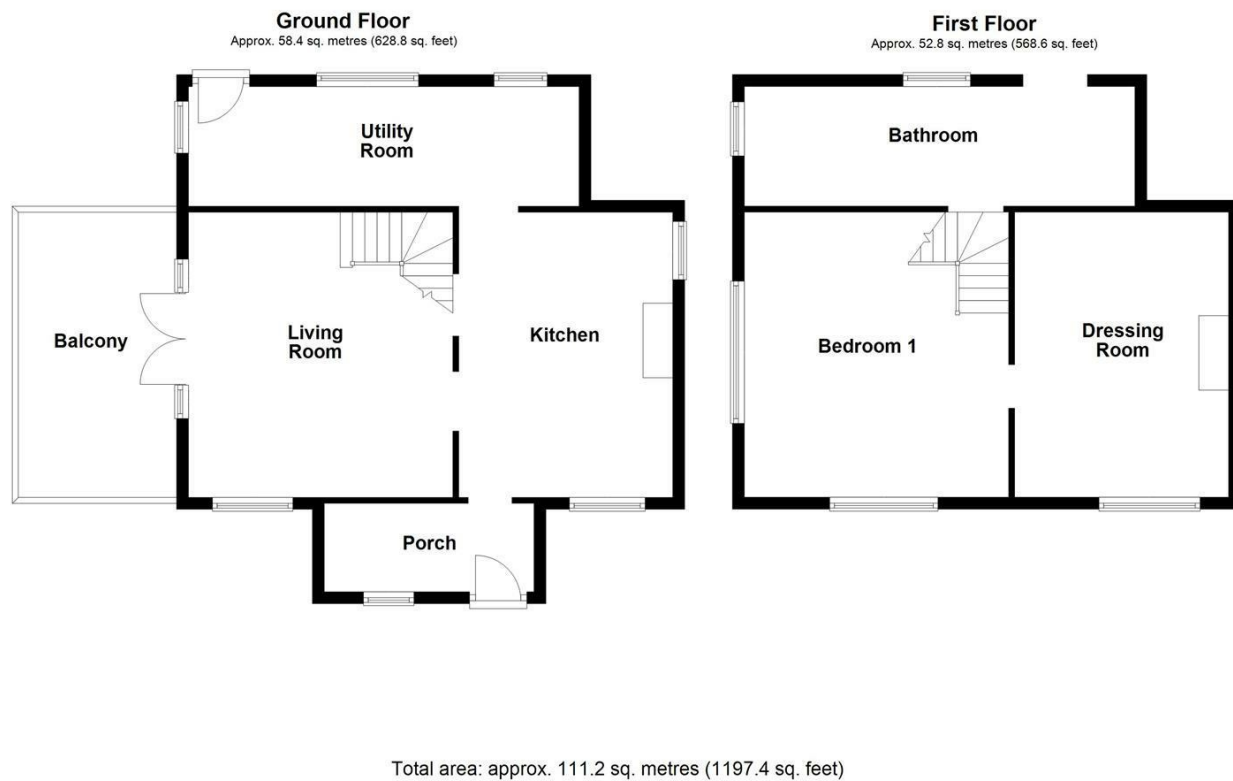






ACCOMMODATION

ENTRANCE PORCH

A timber front entrance door leads into the porch, which has a timber single glazed window to the front and opens into the kitchen area.

KITCHEN

14'11" x 11'9" [4.57m x 3.60m]

A characterful space with exposed walls, ceilings and flooring. Timber single glazed window to the front and UPVC double glazed window to the side. Ladder access leads down to the utility room, with openings through to the living room.



LIVING ROOM

14'5" x 15'3" [4.41m x 4.65m]

Set of UPVC double glazed French doors leading out onto a balcony with adjoining side panel window, timber single glazed window to the front and staircase leading to the first floor. Split level design with an opening into a WC area.

W.C.

7'0" x 2'7" [2.14m x 0.79m]

Low flush WC with a timber single glazed frosted window to the rear and UPVC double glazed window to the side.

BEDROOM ONE

14'9" x 15'5" [4.52m x 4.72m]

UPVC double glazed window to the side and timber single glazed window to the front. Exposed A-frame beams and ceiling, with an opening into a dressing room.



DRESSING ROOM

12'0" x 15'4" [3.66m x 4.68m]

UPVC double glazed window to the front, offering excellent additional space for storage or potential further use.



BATHROOM/W.C.



OUTSIDE

Externally, there is a concrete pathway running along the side, leading to the rear. Steps lead up to a pebbled off road parking area providing space for two vehicles. The rear garden is a substantial plot, currently laid to soil with Yorkshire stone steps and pathways. There is access to an elevated balcony with far reaching views across the valley towards Emley Moor mast, offering a fantastic outlook.



PLANNING PERMISSION

Planning permission has been granted for the erection of extension with replacement roof and associated works. Further details can be found on the Kirklees Council Planning Portal. Ref: 2025/62/92610/E

PLEASE NOTE

Please note, the grassed area to the front of the property is owned by a neighbouring property, the driveway is a private driveway with no right of access to the property, access is on foot via the footpath to the property. Off road parking at the rear accessed further along High Street

COUNCIL TAX BAND

The council tax band for this property is TBC.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.