

7A Pack Horse Close,  
Clayton West HD8 9LU

OFFERS AROUND  
£260,000



THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME ENJOYS A QUIET CUL DE SAC POSITION AND BOASTS DRIVEWAY PARKING, A SINGLE GARAGE AND ENCLOSED REAR GARDEN.  
FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY  
PROPERTIES

## LOUNGE 11'5" apx x 16'1" apx



You enter the property through a rosewood part glazed uPVC door into a spacious welcoming lounge. The room boasts neutral décor and oiled light wood floorboards under foot, a gas fire in a plaster and stone surround makes a lovely focal point in the room. Light spills in through a large bay window which overlooks the street. Three sets of wall lights illuminate the space beautifully and the ceiling has painted beams adding character. A door leads to the dining kitchen.

## DINING KITCHEN 16'4" apx x 12'9" apx



Located to the rear of the property and simply filled with natural light courtesy of not only a window but a set of French doors which lead out to the garden, this lovely dining kitchen is fitted with a range of white base and wall unit, contrasting laminate worktops, duck egg blue tiled splashback and a single bowl stainless steel sink and drainer with a mixer tap with shower attachment. Cooking facilities comprise a gas hob with a concealed extractor fan over and an electric fan oven. Integrated appliances include a dishwasher. There is ample space to accommodate a good sized dining table and also space for a tall fridge freezer in the dining area. Sanded oiled light coloured floorboards run underfoot. A carpeted staircase ascends to the first floor and built in cupboards under the stairs offer a great amount of storage. A door leads to the lounge.



### **FIRST FLOOR LANDING 3'8" apx x 11'8" apx**

A staircase ascends from the dining area to the first floor landing which is light and airy courtesy of a window. Doors lead to the three bedrooms and house bathroom.

### **BEDROOM ONE 10'2" apx x 11'5" apx**



Located to the front of the property with a large window overlooking the quiet cul-de-sac, this charming double bedroom has wood panelling to one wall in an attractive shade of green and has ample space to accommodate freestanding bedroom furniture. A door leads to the landing.

## **BEDROOM TWO 7'5" apx x 9'10" apx**



Positioned to the rear of the property and enjoying views into the garden from its window, this second double bedroom is currently used as a nursery by the current owners and is stylishly decorated with carpet underfoot. There is ample space for freestanding bedroom furniture. A door leads to the landing.

## **BEDROOM THREE 5'9" apx x 8'7" apx**



This third bedroom could easily accommodate a single bed and associated items of bedroom furniture. It is used as an office by the current owners and has a window looking out to the side. There is laminate flooring under foot. A door leads to the landing.

## HOUSE BATHROOM 5'7" apx x 8'6" apx



This contemporary bathroom is fitted with a P-shaped bath with a thermostatic mixer shower over and a protective glass screen, a vanity unit in gloss white incorporating drawers for storage with a bowl style hand wash basin with waterfall tap and a low level flush WC. The room is fully tiled with white tiles with a chrome border and patterned pale grey vinyl flooring runs under foot. A mirror cabinet over the hand wash basin offers some storage. A chrome heated towel radiator and a flush light fitting complete the room. A door leads to the landing.

### FRONT, GARAGE & PARKING

To the front of the property is a block paved driveway offering parking for one vehicle in front of a single garage which has an up and over door, light and power. The property central heating boiler is located in here. There is also space and plumbing for a washing machine and tumble dryer. A personnel door to the rear of the garage allows access into the garden.

### REAR GARDEN



To the rear of the property sits an attractive garden space which is enclosed by stone walling to two sides. There are raised beds to one side and at the end of the garden sits a beautiful patio area perfect for garden furniture and alfresco dining. A path leads from the house round to the garage.

## **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 C

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage & Driveway

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.

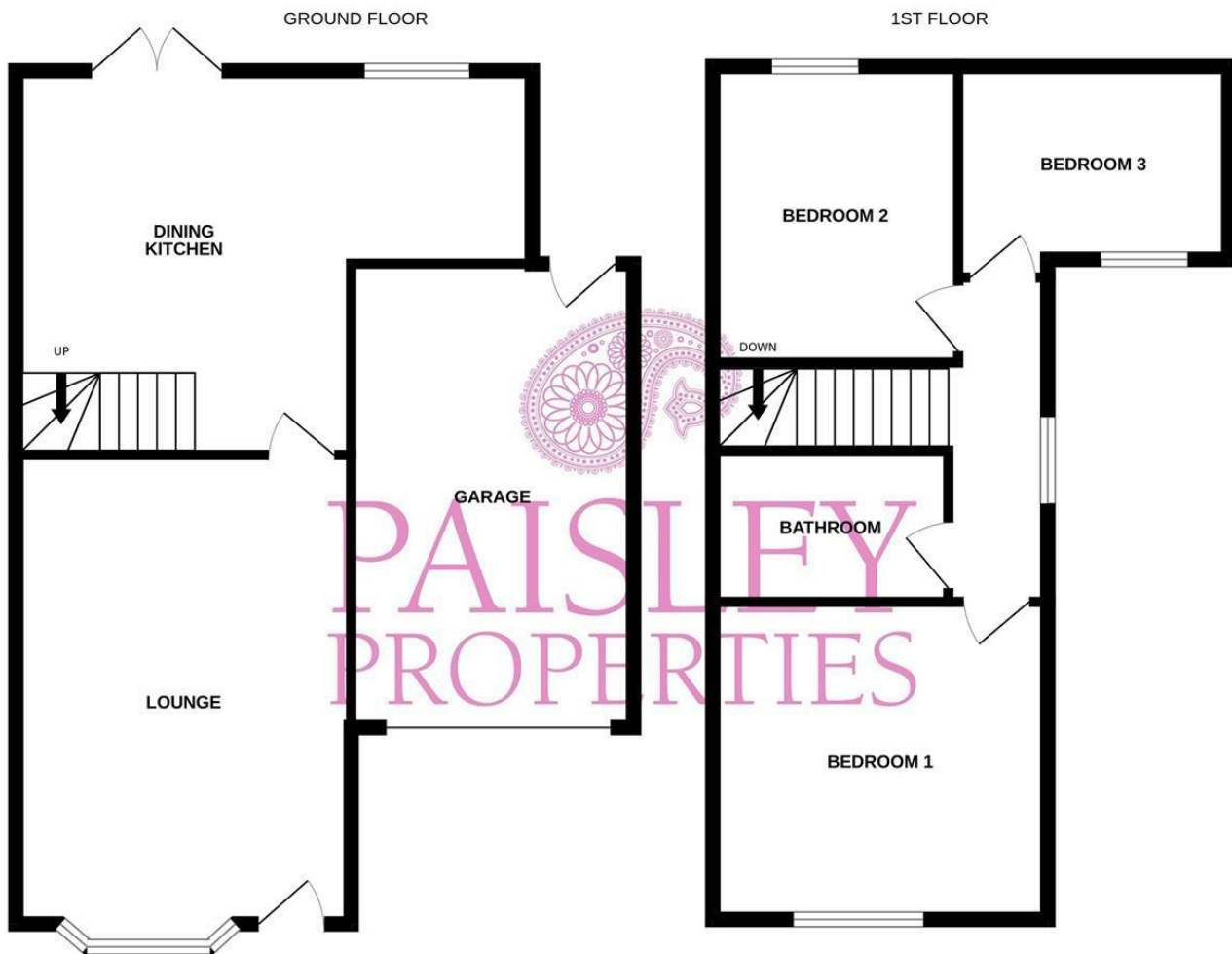
## **PAISLEY PROPERTIES**

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. \*



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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