

1 Clay Delf,
Lower Cumberworth HD8 8TN

OFFERS AROUND
£270,000



****NO ONWARD CHAIN** THIS WELL PRESENTED TWO BEDROOM SEMI-DETACHED PROPERTY BOASTS SPACIOUS ROOM SIZES, DRIVEWAY PARKING, A GARAGE AND A SOUTH FACING LOW MAINTENANCE REAR GARDEN. FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C**

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'0" apx x 6'2" apx

You enter the property through a park glazed timber door into a welcoming entrance hallway which has a door leading to the downstairs WC and a door leading through into the living room.

DOWNSTAIRS WC 2'7" apx x 5'4" apx

Handily located just inside the front door of the property is this well presented guest WC which is fitted with a white corner vanity unit incorporating a cupboard for storage along with a compact hand wash basin with chrome mixer tap and tiled splashback alongside a matching low-level WC. A front facing obscure window allows natural light to enter and a door leads to the entrance hallway.

LIVING ROOM 14'4" apx x 26'1" apx



Spanning the full depth of the property and light and airy courtesy of a bay window to the front and sliding patio doors looking out into the conservatory this fabulous living room incorporates both lounge and dining spaces. The lounge has a polished stone fireplace as a focal point ready to accommodate an electric fire. Two elegant chrome light fittings illuminate the room well. An understairs cupboard provides storage for household items. There is ample space for a good sized dining table and chairs. A carpeted staircase with a white painted timber and oak balustrade ascends to the first floor landing. A set of French doors opens to the conservatory and doors lead to the kitchen and entrance hallway.



KITCHEN 6'1" apx x 10'2" apx



Located to the rear of the property with a window looking out to the garden, this lovely light kitchen is fitted with a range of white shaker style wall and base units marble effect laminate worktops, mosaic tiled splashbacks in grey tones and a white ceramic Blanco one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise a gas hob with a stainless steel extractor fan over and a matching single electric fan oven. There is space and plumbing for a washing machine and for a tall fridge freezer. White ceramic tiles under foot and spotlights to the ceiling complete the room. A door leads into the living room.

CONSERVATORY 8'0" apx x 9'6" apx



This fabulous addition to the property is the perfect place to relax whilst enjoying views over the garden. Pale wood effect vinyl flooring runs underfoot and there are spotlights to the ceiling. Two sets of French doors lead out to the garden and driveway and a further set leads into the living room.

FIRST FLOOR LANDING 3'6" apx x 6'1" apx

A carpeted staircase ascends from the living room to the first floor landing which has a hatch allowing access to the loft, a large cupboard for storing household items and doors leading to the two bedrooms and shower room

BEDROOM ONE 9'4" apx x 12'5" apx



Located to the rear of the property with views out over the garden from its two windows, this fabulous double bedroom benefits from cream built-in wardrobes to one wall, with matching bedside cabinets, dressing table and ottoman too. A satin chrome pendant light fitting illuminates the room well. A door leads to the landing.

BEDROOM TWO 8'10" apx x 11'0" apx to wardrobe



The second double bedroom is located to the front of the property and enjoys views over the street from its window. A double set of doors hide a walk-in wardrobe and there are matching fitted drawers to one wall offering a great amount of storage. The room is neutrally decorated with a central satin chrome light fitting. A door leads to the landing.

HOUSE SHOWER ROOM 4'11" apx x 7'8" apx



This modern showroom is fitted with a white bathroom suite comprising a double walk in shower enclosure equipped with a rainfall shower with separate hand held shower attachment., a curved white gloss vanity unit incorporating drawers and an integral hand wash basin with mixer tap and a coordinating low-level WC. Pale grey marble effect ceramic tiles with an attractive embossed border adorn the walls and grey ceramic tiles run under foot. Spotlights to the ceiling and a white heated towel rail complete the room. An obscure window allows natural light to enter and a door leads to the landing.

FRONT, GARAGE & PARKING 17'4" apx x 9'0" apx

To the front of the property is a well established garden with a path leading up to the front door. A tarmacadam driveway provides parking for multiple vehicles and leads to a single detached garage which is equipped with an electric roller shutter door, spotlights and power. It also has a boarded loft space and a side door leading out to the garden.

REAR GARDEN



To the rear of the property is a low maintenance garden which has a patio area perfect for al fresco dining, an artificial lawn and beds to the perimeter which are gravelled creating the perfect places for pots to add colour in the summer months. A garden shed provides storage for garden equipment.

MATERIAL INFORMATION

TENURE:

Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development though there is a residents association which looks after the green spaces for an annual fee which is optional.

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

PROPERTY CONSTRUCTION:

Standard

PARKING:

Garage / Driveway

RIGHTS AND RESTRICTIONS:

n/a

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have been structural alterations to the property (conservatory) and the relevant building regulation and/or planning permission paperwork is available.

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 xxx mbps

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 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.

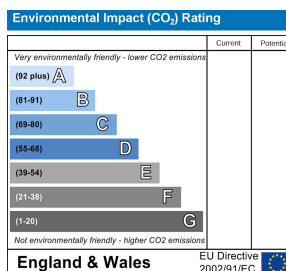
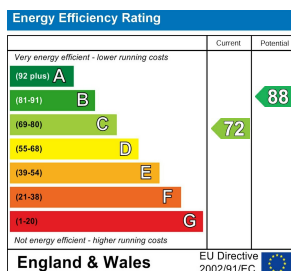
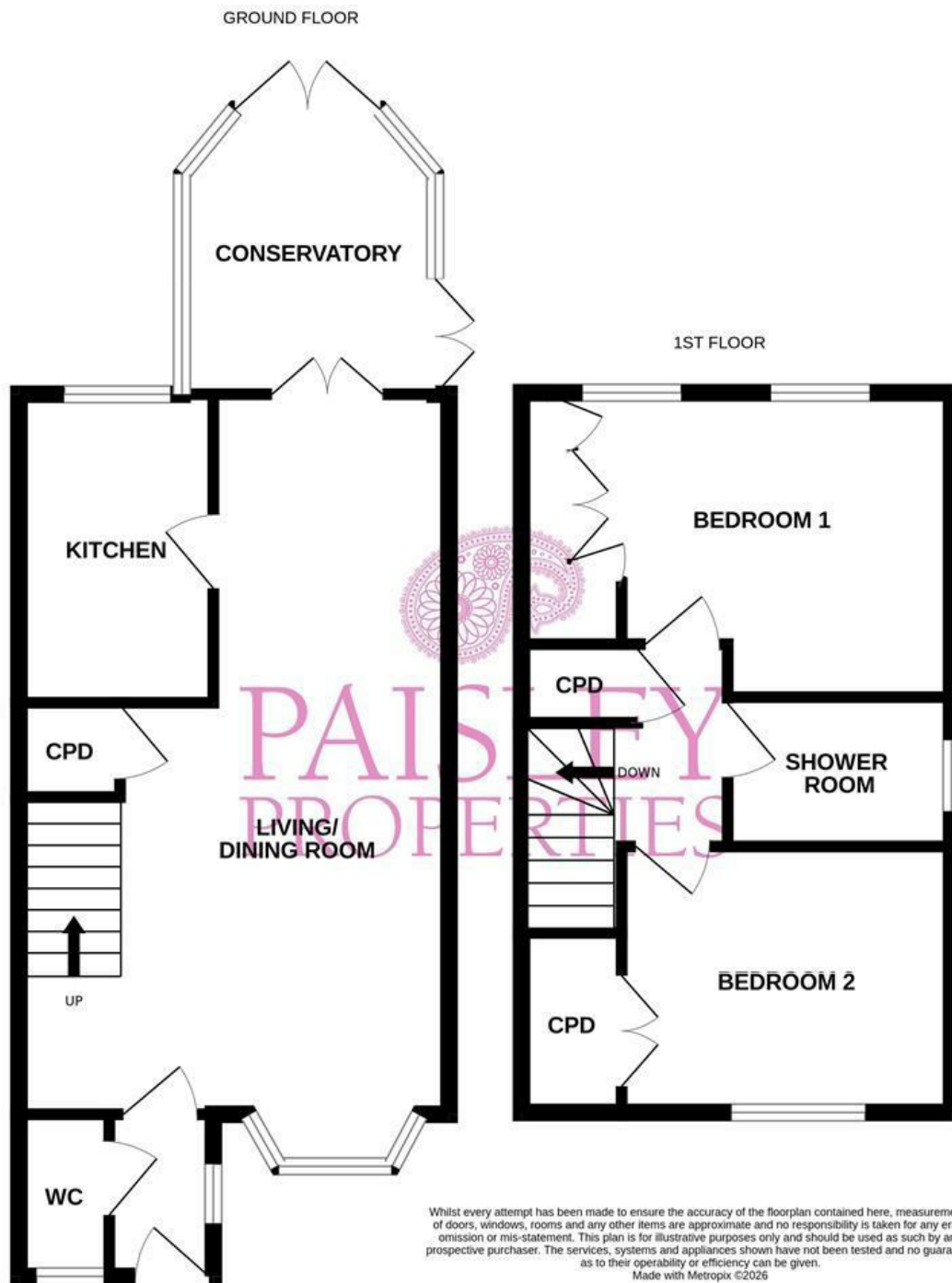
PAISLEY PROPERTIES

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 to arrange an appointment.

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



www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY
PROPERTIES