

15 Park Avenue,
Clayton West HD8 9PT

OFFERS AROUND
£210,000



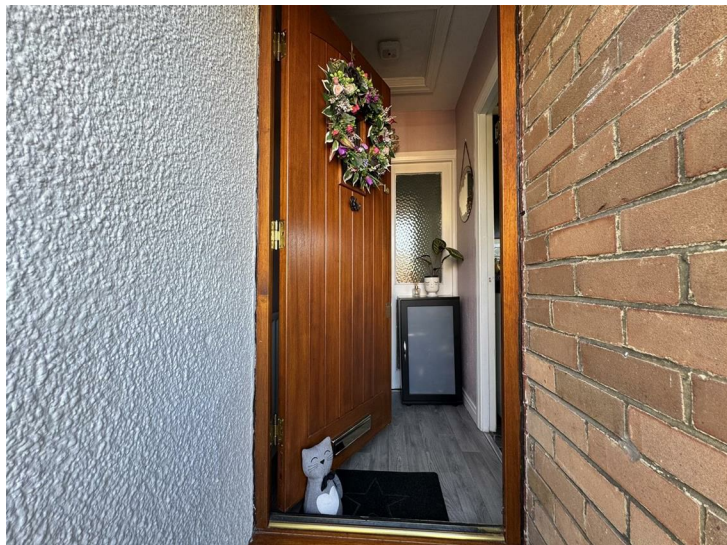
THIS TWO BEDROOM SEMI DETACHED BUNGALOW HAS A SPACIOUS LIVING DINING ROOM, WONDERFUL FRONT AND REAR GARDENS AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: D

PAISLEY
PROPERTIES

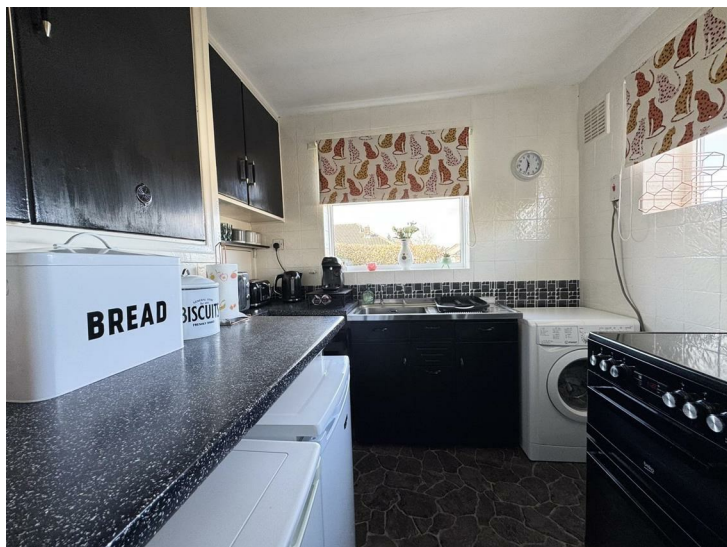
ENTRANCE HALLWAY

You enter the property through a part glazed oak door into this welcoming entrance hallway which has space to remove coats and shoes and is fitted with wood effect vinyl flooring. Obscure glazed double doors open through to the living dining room and an open doorway leads to the kitchen. A loft hatch provides access to the loft space.



KITCHEN 8'7" max x 7'10" max

Positioned off the entrance hallway and to the front of the property is this kitchen which is light and airy courtesy of the dual aspect windows and is fitted with painted black units, black roll top work surfaces, complementary tiled splash backs and stainless steel sink and drainer with separate hot and cold taps. There is space to house a freestanding cooker, fridge and freezer and plumbing for a washing machine. Stone effect vinyl flooring runs underfoot. An open doorway leads to the entrance hallway.



LIVING DINING ROOM 15'6" max x 13'9" max

Obscure glazed double doors open through from the entrance hall to this generously sized living dining room. A lovely coal effect gas fire with stunning timber mantle creates a nice focal point to the room and a large front facing window allows plenty of natural light in as well as having a gorgeous outlook over the garden. There is ample space to comfortably house living and dining furniture and the room has been tastefully decorated. Obscure glazed double doors lead to the entrance hallway and a door takes you through to the inner hallway which provides access to the two bedrooms and house bathroom.



INNER HALLWAY

Positioned in the heart of the home, this inner hallway has doors leading through to the two bedrooms and house bathroom.

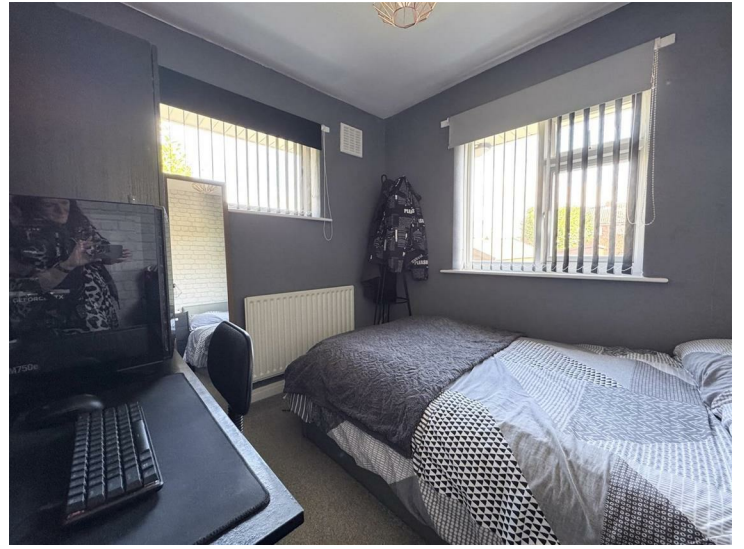
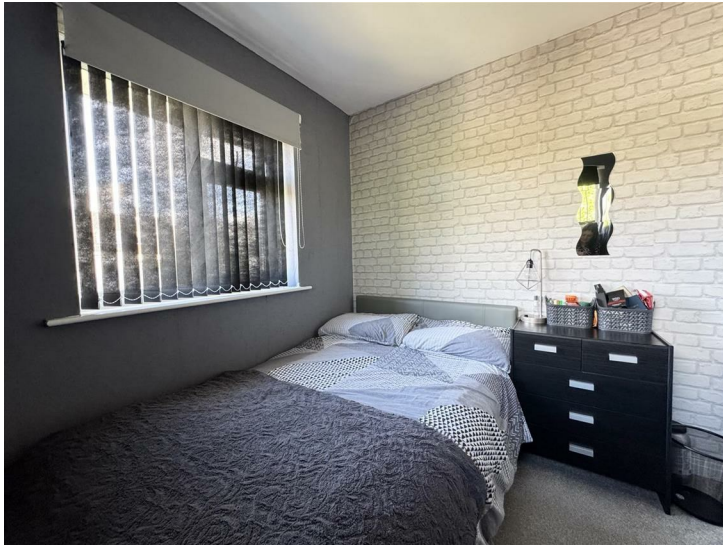
BEDROOM ONE 11'1" max x 10'11" max

Elegantly presented, this double room is filled with an abundance of light courtesy of the large rear facing window which has a pleasing outlook over the rear garden. There is plenty of space to house free standing bedroom furniture and a door leads to the inner hallway.



BEDROOM TWO 8'8" approx x 8'3" approx

This charming single bedroom has dual aspect windows and has the same pleasant outlook over the rear garden as the master. This brilliant room would make an ideal child's bedroom, nursery or home office. A door leads to the inner hallway.



HOUSE BATHROOM 6'2" approx x 5'8" approx

This good sized house bathroom is fitted with a white three piece suite including bath with shower over, pedestal hand wash basin with separate hot and cold taps with a useful vanity unit beneath and a low level W.C. The room has tile effect flooring, chrome heated towel rail and a side facing obscure glazed window. A door leads through to the inner hallway



REAR GARDEN

This wonderful garden is fully enclosed by boundary fencing and mature hedges. There is an easy to maintain large lawned area and great potential to be landscaped if desired. To the side of the garden there is a seating area which provides the perfect space for outdoor furniture and pots and planters.



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 B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: NONE

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

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.

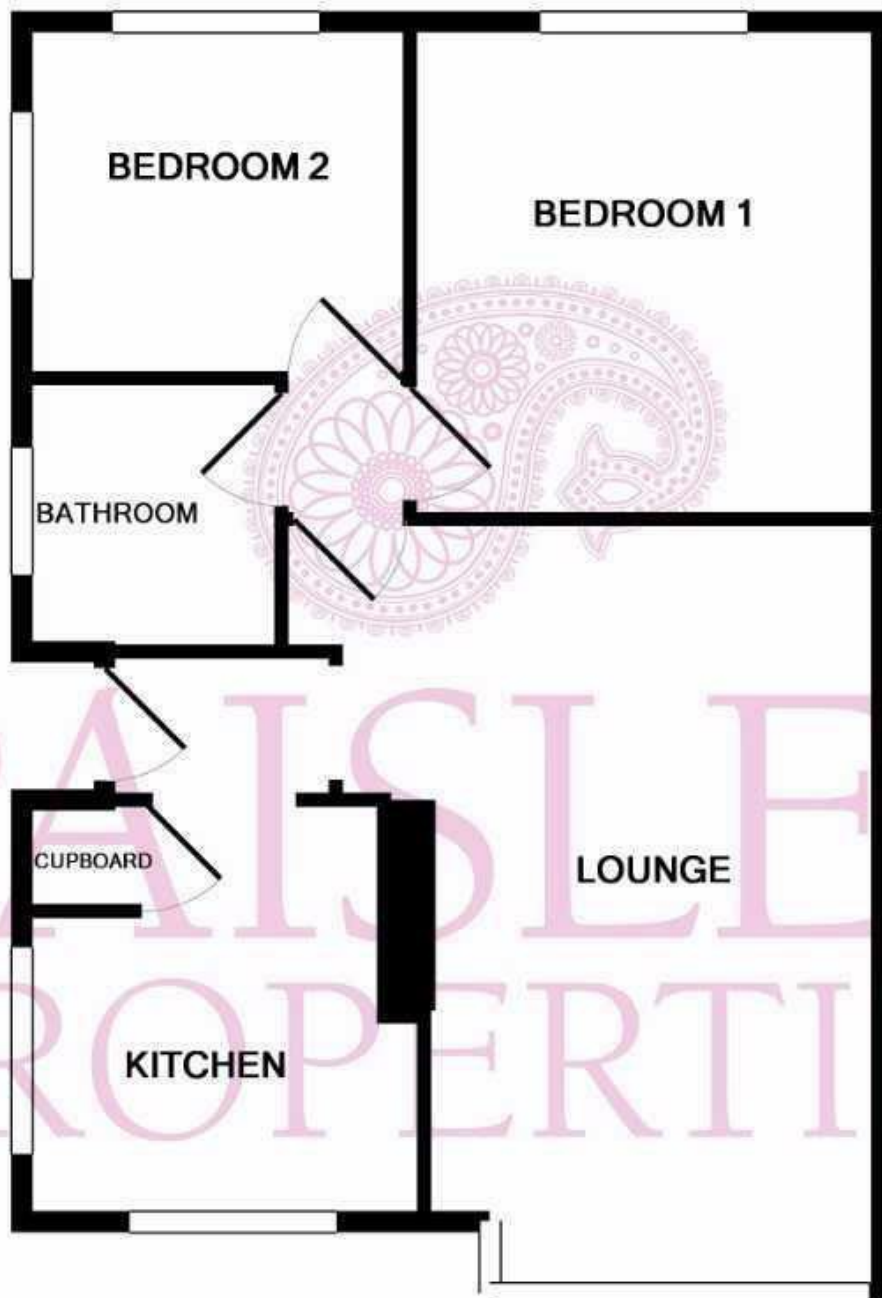
PAISLEY MORTGAGES

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. *

PAISLEY SURVEYORS

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 for a free, no obligation quote or for more information.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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