

29 Park Road,
Clayton West HD8 9PS

OFFERS AROUND
£240,000



THIS TURNKEY TWO BEDROOM SEMI-DETACHED BUNGALOW IS IMMACULATELY PRESENTED WITH NEUTRAL DECOR, DRIVEWAY PARKING AND A BEAUTIFUL COTTAGE STYLE LOW MAINTENANCE GARDEN.
FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY
PROPERTIES

KITCHEN 8'1" apx x 12'2" apx



You enter the property through an oak effect stable style UPVC door into a lovely modern kitchen which is bright and airy courtesy of windows to dual aspects. The kitchen is fitted with a range of cream shaker style units with timber effect laminate worktops, tiled splashbacks and a one and a half bowl stainless steel sink with mixer tap. Cooking facilities comprise an integrated microwave and electric fan oven and an induction hob with a concealed extractor fan over. Integrated appliances include a washing machine and both an under counter fridge and freezer. Wood effect LVT flooring runs under foot and spotlights to the ceiling complete the room. A door leads to the lounge.

LIVING ROOM 13'10" apx x 18'8" apx



Located to the front of the property, this living room is of a good size and has ample space to accommodate both lounge and dining furniture with a lovely bay window offering a nice light space for a dining table. A traditional style cast iron decorative fireplace with a wood surround and polished granite hearth makes a lovely focal point in the room. Wood effect LVT flooring runs under foot and doors lead to the kitchen and hallway.

HALLWAY 3'10" apx x 3'2" apx

The hallway has LVT flooring underfoot and doors leading to the two bedrooms, house shower room and living room.

BEDROOM ONE 11'2" apx x 10'10" apx



The main bedroom is of a good size and benefits from fitted wardrobes in a pale wood finish to one wall. Wood effect LVT flooring runs under foot and there is a pendant light fitting. A window looks out to the outdoor dining area and garden beyond. A hatch gives access to the loft and a door leads to the hallway.

BEDROOM TWO / RECEPTION ROOM 8'9" apx x 9'3" apx



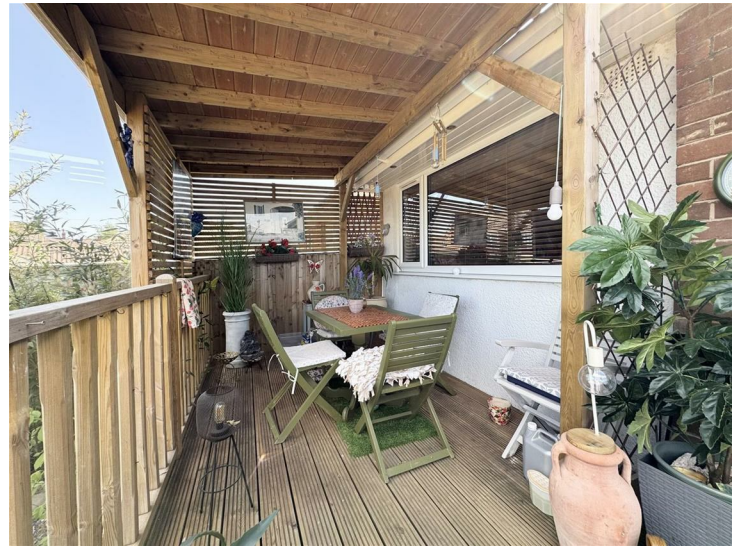
Bedroom two is currently used as a second reception room by the current owner and has been fitted with a set of bifold doors which open up to the garden. A high-level window allows natural light to enter and there is space to accommodate either bedroom furniture or seating. It is an extremely versatile space which could make a great hobby room too. A glazed door leads to the hallway.

HOUSE SHOWER ROOM 6'1" apx x 5'8" apx



This contemporary bathroom is fitted with a lovely large walk-in shower with an antique copper waterfall shower with handheld attachment and a range of gloss white vanity units which incorporate cupboards with a hand wash basin with mixer tap and a concealed cistern WC. A high-level obscure window spills natural light into the space while spotlights illuminate the room further. A white heated towel radiator completes the scheme along with wood effect vinyl flooring under foot. A door leads to the hallway.

EXTERIOR



Externally, this property does not disappoint, featuring a gorgeous, low-maintenance cottage-style garden that has been lovingly designed and created by the current owner. A driveway runs from the front of the property down the side to a fence, where a secure gate provides access to the enclosed rear garden. The front garden is laid to lawn, with mature shrubs around the perimeter providing privacy.

As previously mentioned, the rear garden is simply bursting with interest and colour. It features a lovely paved patio area, with stepping stones leading to the bottom of the garden through a timber arch, which frames the space where a summer house can be found. An elevated decked area, accessed via the bi-fold doors, creates the perfect outdoor dining space and has been designed for flexible use, even when the weather is less favourable.

This garden truly needs to be seen to be fully appreciated.



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:

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 1000 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 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 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) 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		
	69	87
England & Wales	EU Directive 2002/91/EC	

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	

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

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