



IMMACULATEDLY PRESENTED THROUGHOUT, THIS GORGEOUS FOUR BEDROOMED DETACHED FAMILY HOME SIMPLY MUST BE VIEWED TO BE FULLY APPRECIATED. ENJOYING AN ELEVATED POSITION IT BOASTS A SOUTH FACING REAR GARDEN, INTEGRAL GARAGE AND DRIVEWAY.

FREEHOLD/ COUNCIL TAX BAND D /ENERGY RATING C

SUMMARY

Sitting in a quiet cul-de-sac position close to the village centre, this fantastically appointed four bedroom detached family home really has the wow factor and internal viewing is highly recommended. It offers spacious accommodation, briefly comprising of:- entrance hallway, downstairs WC, lounge, living dining kitchen, utility room, laundry room, first floor landing, four bedrooms - one with ensuite and a contemporary family bathroom. Externally, the property benefits from a good size plot with an enclosed rear garden on two levels which has been landscaped beautifully incorporating patio areas alongside a raised lawn. To the front of the property is a good size driveway and an integral garage. Clayton West and Scissett village centres are both within easy reach, offering a wealth of amenities and well regarded schools. Countryside walks are just on the doorstep. The property is also ideally placed for commuting being close to main roads and also have an easy access to the motorway.

ENTRANCE HALLWAY 4'4" x 15'2" max

You enter the property through a composite door into a spacious welcoming entrance hallway which has practical grey wood effect LVT flooring underfoot. There is an under stairs cupboard for storage of household items, coats, and shoes. A carpeted staircase leads to the first floor landing and doors lead to the downstairs WC, lounge, living dining kitchen.

DOWNSTAIRS WC 4'11" x 2'9" max

Handily located just inside the entrance to the property, this contemporary guest W.C. is fitted with a white low level W.C and a white gloss wall mounted vanity unit with a hand wash basin and mixer tap with a tiled splashback. Grey wood effect LVT flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the hallway.



LOUNGE 12'2" x 11'8" max

Positioned to the front of the property with a large window which allows natural light to flood in and provides far reaching views across the rooftops and countryside beyond, this neutrally decorated lounge has a decorative coal effect fire in a marble effect surround as a focal point. There is ample space for lounge furniture. A door leads to the hallway.



LIVING DINING KITCHEN 18'3" x 19'5" max

Spanning the rear of the property the living dining kitchen really does form the heart of the home offering somewhere to cook, dine in style and relax in the lounge area. Light and airy courtesy of the Velux skylights alongside a large window overlooking the garden and bifold doors with integrated blinds which give access to the garden too. The kitchen area is fitted with grey base and wall units, white Corian worktops and upstands and a one and a half bowl inset stainless steel sink with mixer tap. Cooking facilities include top of the range Bosch appliances comprising a five ring induction hub, integrated microwave and a multifunction pyrolytic electric oven. Integrated appliances include a dishwasher, wine cooler, and a tall fridge freezer. A central island unit offers not only storage but an informal dining solution with breakfast stools. Practical grey wood effect LVT flooring runs underfoot, dimmable spotlights and cabinet lighting illuminate the room beautifully. and there is an abundance of space to accommodate a dining table and lounge furniture. Doors lead to the hallway and utility room.





UTILITY ROOM 7'8" x 9'0" max

This well appointed utility room is positioned to the rear of the property with a window looking out to the garden and a part glazed UPVC door leading out there too. Matching the kitchen there are grey base and wall units, Corian worktops, a stainless steel inset sink and an integrated tall fridge freezer. Grey wood effect LVT flooring run underfoot and there are spotlights to the ceiling. Door lead to the laundry room and living dining kitchen.



LAUNDRY ROOM 5'6" x 5'8" max

The laundry room is located in what was originally part of the garage and is fitted with a variety of black gloss units with a wood effect worktop. There is space for a tumble dryer and also a large built-in cupboard which houses the property's recently installed central heating boiler and has plumbing and space for a washing machine. A door leads into the utility room.

FIRST FLOOR LANDING 10'11" x 5'5" max

A carpeted staircase ascends from the entrance hallway to the first floor landing which has a large built-in airing cupboard and doors leading to the four bedrooms and house bathroom.



BEDROOM ONE 13'5" x 8'7" max

In prime position at the front of the property and enjoying fantastic far reaching views from its window, this good sized double bedroom benefits from a full range of walnut effect bedroom furniture and neutral décor. Doors lead to the ensuite and landing.



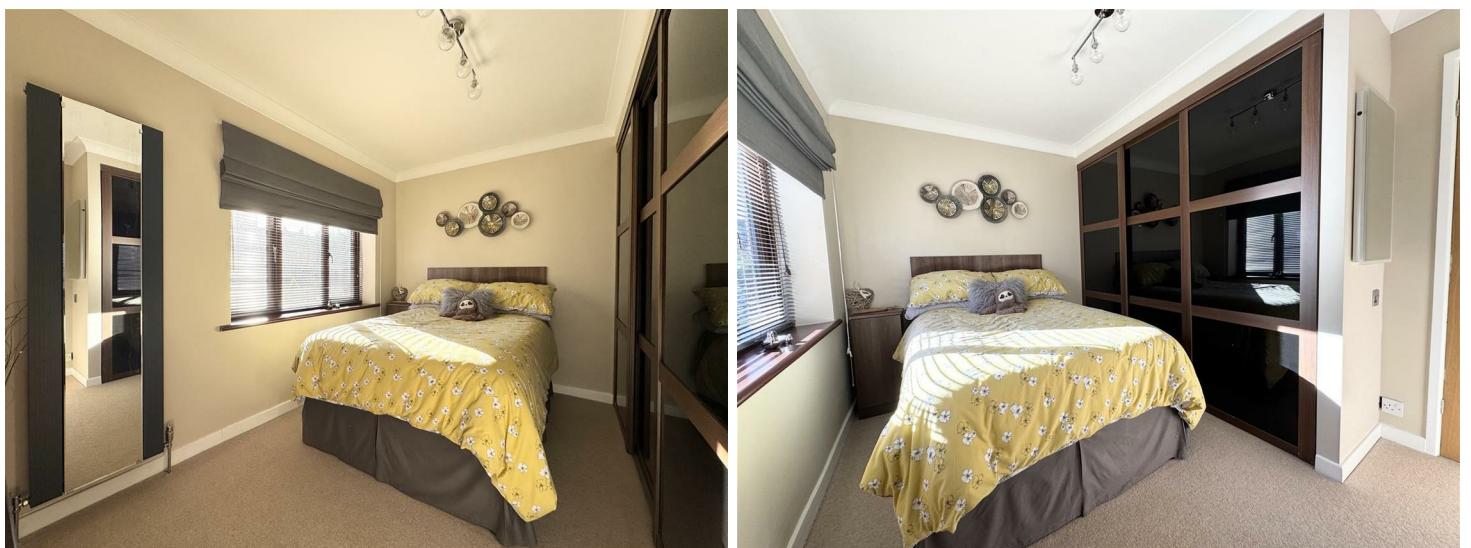
ENSUITE 8'6" x 5'8" max

This stunning ensuite shower room has a large walk-in shower which is fitted with a waterfall shower head. Natural coloured vanity units incorporate storage alongside a concealed system WC and a white hand wash basin with mixer tap. There is grey wood effect LVT flooring under foot, a chrome heated towel radiator, spotlights to the ceiling and an illuminated mirror to one wall finishes off the room with a luxury feel. A door leads to the bedroom.



BEDROOM TWO 11'6" x 8'11"

Bathed in natural light from its rear facing window which offers views out to the garden, this second double bedroom benefits from walnut and smoked glass effect sliding wardrobes to one wall offering a great amount of storage. A door leads to the landing.



BEDROOM THREE 10'2" x 8'6" max

Located to the front of the property and enjoying far reaching views from its window, the double bedroom has ample space for freestanding items of furniture and is neutrally decorated. A door leads to the landing.



BEDROOM FOUR 7'7" x 7'3" max

Once again having a front facing window offering for reaching views, the fourth bedroom is of a good size. Neutrally decorated with carpet underfoot a door leads to the landing.

BATHROOM 7'9" x 6'0" max

This luxurious contemporary house bathroom is fitted with a grey shaker style vanity suite which incorporates cupboards for storage with a white marble effect top, inset hand wash basin with mixer tap, and a concealed cistern WC, and a large bath with a mixer tap. LVT flooring runs under foot and there are spotlights to the ceiling. A large illuminated mirror and a chrome heated towel rail completes the room. A large obscure window allows a generous amount of natural light flood in and a door leads to the landing.



REAR GARDEN

Externally, the property boasts a good sized rear garden which is on two levels the upper of which has a generous lawn. Closer to the house are patio areas which are just perfect for alfresco dining and entertaining. There is a garden shed for storage. A path runs around the property to the front where there is driveway parking for two vehicles in front of an integral garage which has an up and over door light and power.

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

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

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 100 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

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.

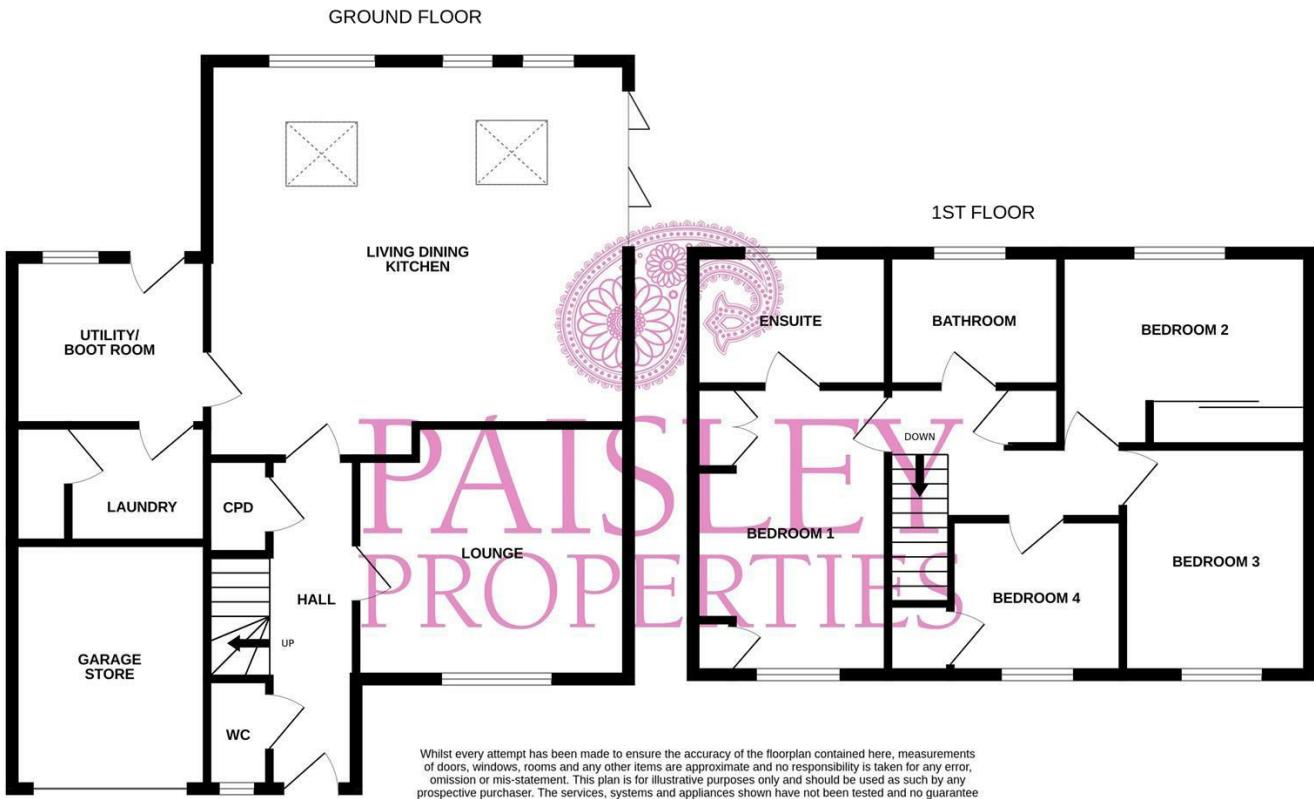
PAISLEY MORTGAGES

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.



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

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