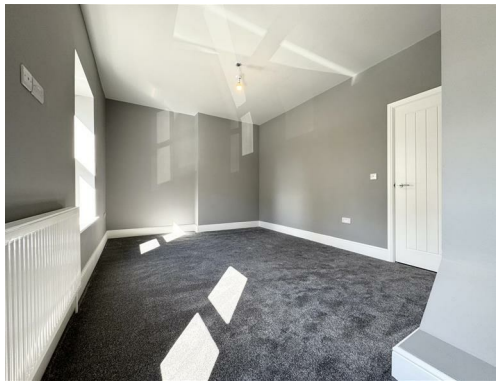
35 Victoria Street,
Clayton West HD8 9NW

OFFERS AROUND
£210,000













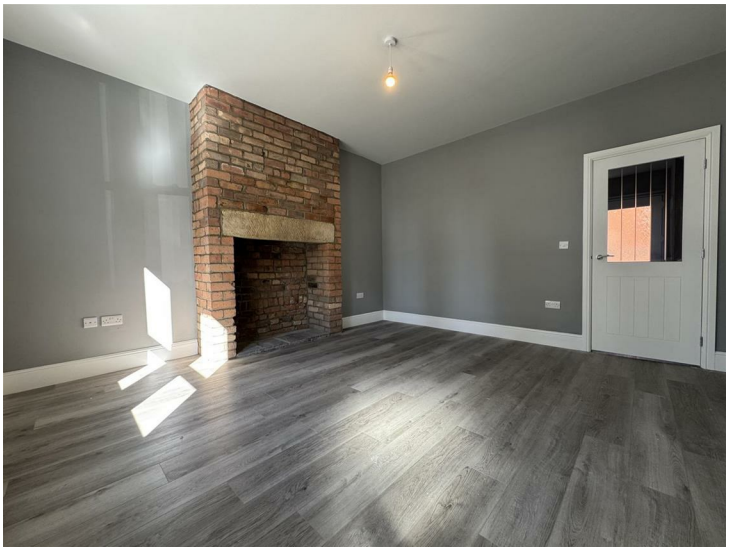


** NO ONWARD CHAIN** A WELL PRESENTED, TURNKEY TWO BEDROOM MID TERRACE PROPERTY WITH PARKING, LAWNED GARDEN AND REAR YARD IN A VILLAGE LOCATION.
FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'3" apx x 2'11" apx
You enter the property through a composite door into the entrance hallway, which has practical grey wood-effect laminate flooring underfoot, pendant lighting and a carpeted staircase ascending to the first floor. A door leads into the lounge.

LOUNGE 14'0" apx x 13'1" apx




Located to the front of the property, with a large sash window overlooking the street, this good-sized lounge has a large brick fireplace as a focal point in the room and an abundance of space for lounge furniture. Pendant lighting and grey wood-effect laminate flooring finish the scheme. Doors lead to the dining kitchen and entrance hallway.

DINING KITCHEN 17'1" apx x 7'4" apx




Spanning the rear of the property and filled with natural light courtesy of two windows looking out to the yard, this fabulous dining kitchen has been recently fitted with pale grey gloss units, dark laminate worktops, grey tiled splashbacks and a stainless-steel one-and-a-half-bowl sink and drainer with mixer tap. Cooking facilities comprise an induction hob with concealed extractor fan over and a single electric fan oven. Integrated appliances include a tall fridge freezer, and there is space and plumbing for a washing machine. There is ample space for a dining table and chairs. Grey wood-effect laminate flooring runs underfoot, and spotlights to the ceiling complete the room. A composite door leads out to the rear of the property and internal doors lead down to the cellar and through to the lounge.




CELLAR
Accessed down a set of stone steps from the dining kitchen is the cellar which is great for storage.

FIRST FLOOR LANDING 2'9" apx x 2'5" apx
A carpeted staircase ascends from the entrance hallway to the first-floor landing, which has doors leading to the two bedrooms and house bathroom.

BEDROOM ONE 11'0" apx x 17'1" apx




Benefitting from two sash windows flooding the room with natural light, this generous double bedroom has ample space for freestadning bedroom furniture and is decorated in grey tones with co-ordinating carpet underfoot. A door leads to the landing.

BEDROOM TWO 11'0" apx x 10'6" apx




This second double bedroom can be found to the rear of the property, with a window looking out to the yard and grassed access lane behind. Again, it is decorated in grey tones, with pendant lighting and co-ordinating carpet underfoot. A door leads to the landing.

BATHROOM 5'9" apx x 7'8" apx




This contemporary bathroom is fitted with a white vanity-style suite comprising a deep bath with a thermostatic waterfall shower over and protective glass screen, alongside a white vanity unit with a marble-effect top over a cupboard and a bowl-style basin with mixer tap, and a concealed-cistern WC. Grey wood-effect laminate flooring runs underfoot, and there are spotlights to the ceiling. A chrome heated towel rail completes the room. An obscure window allows natural light to flood in, and a door leads to the landing.

EXTERIOR





To the rear of the property is a yard area, which provides a space for pots and planters and to hang washing. To the front of the property is an enclosed gravelled garden space. Parking for the property is just across the street, where there is also a further lawned area. (not pictured)

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

PARKING:
Driveway opposite the property on the other side of the road.

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 10 000 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 has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

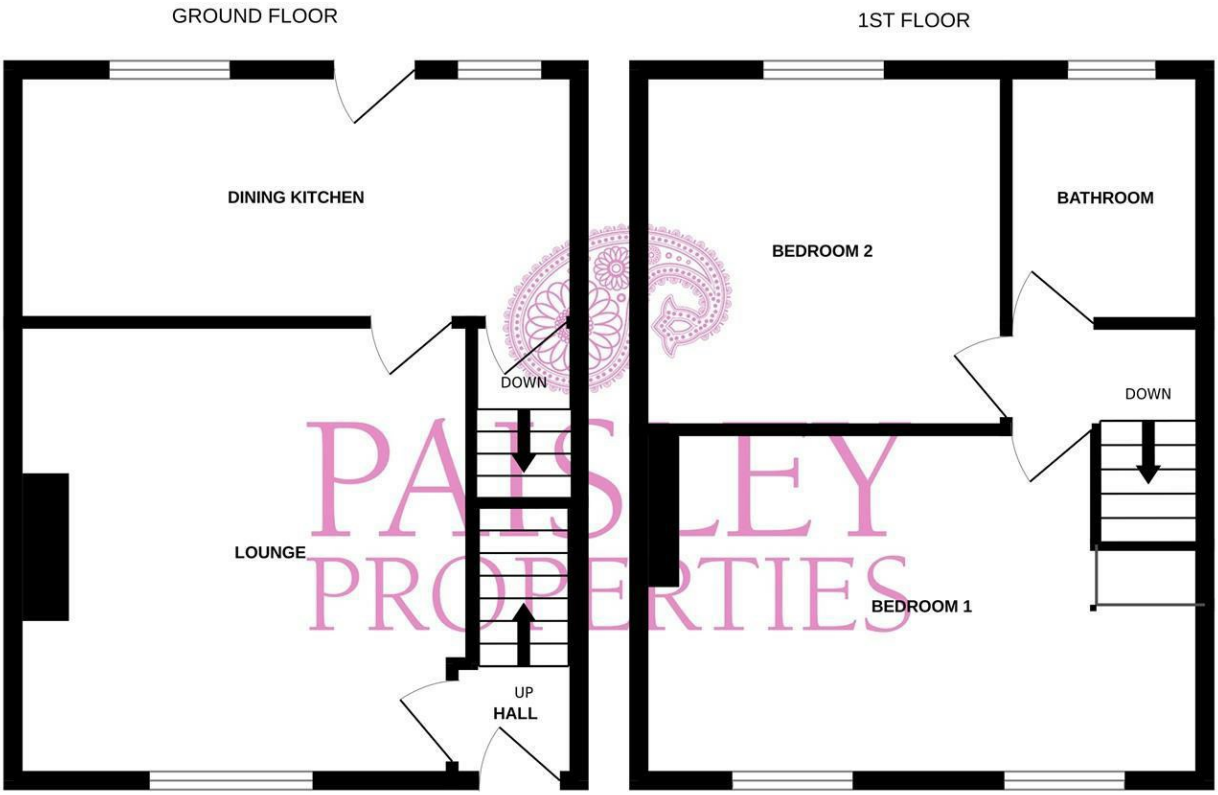
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

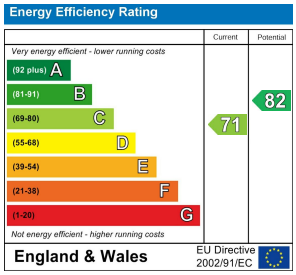
PAISLEY PROPERTIES
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

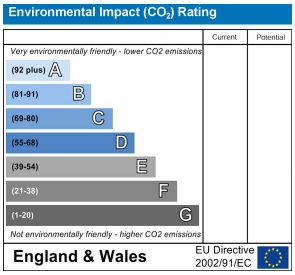
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak 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. *



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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