

6 Vinery Close,  
Clayton West HD8 9XH

OFFERS AROUND  
£400,000



THIS EXTREMELY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME SITS ON A GENEROUS PLOT WITH PRETTY GARDENS TO THE FRONT AND REAR, OFF ROAD PARKING AND INTEGRAL SINGLE GARAGE.

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

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 19'9" max x 10'2" max**

You enter the property through a decorative part glazed uPVC door into this very welcoming entrance hallway which has lots of space to remove and store your coats and shoes. A large under-stairs cupboard provides storage for household items and doors lead to the downstairs WC, dining room, lounge, breakfast kitchen and garage. A spindled staircase ascends to the first floor landing.

### **DOWNSTAIRS WC 5'8" max x 3'1" max**

This handy downstairs cloakroom is fitted with a low level WC and vanity hand wash basin with mixer tap over. There is a side facing obscure glazed window, neutral tiles to the walls and floor and a door leads to the entrance hallway.



### **DINING ROOM 11'8" max x 11'0" max**

This superb formal dining room is positioned to the front of the property and is the ideal place to sit and enjoy meals with loved ones. There is a large front facing window and a door to the entrance hallway.



### **LOUNGE 16'11" max x 13'5" max**

Located to the rear of the property, this spectacular living room has an abundance of space for freestanding furniture and has a lovely gas fireplace to one wall creating a fabulous focal point. A sliding door leads to the conservatory and a door leads to the entrance hallway.



### **CONSERVATORY 10'10" max x 10'8" max**

A brilliant addition to the property, this wonderful conservatory is currently used as a further sitting room but could alternatively make a great play room, small dining area or hobby room and has patio doors onto the rear garden.



### **BREAKFAST KITCHEN 14'0" max x 8'10" max**

Having been updated in recent years, this stunning breakfast kitchen is fitted with a range of cream gloss wall and base units, Brazilian granite work surfaces with matching up-stands and a one and a half bowl sink and drainer with mixer tap over. The kitchen benefits from a huge wealth of cupboard space and integrated appliances including a fridge freezer, electric oven, warming drawer, five ring gas hob, microwave oven, dishwasher and washing machine. A breakfast bar provides space for informal dining, there are spot lights to the ceiling and neutral tiles underfoot. A rear facing window overlooks the lovely garden, a part glazed uPVC door opens to the side of the property and a further door leads to the entrance hallway.



### FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a front facing window, loft hatch into the part boarded loft and airing cupboard with ample shelving. Doors lead to the four bedrooms and house bathroom.



### BEDROOM ONE 12'4" max x 11'3" max

Situated to the rear of the property with beautiful views from its window, this fabulous double bedroom has a bank of fitted wardrobes and overhead cupboards and still has space for other bedroom items. Doors lead to the en-suite and landing.



**EN-SUITE 4'11" max x 8'4" max**

This stylish en-suite shower room is fitted with a three piece white suite including a corner shower cubicle, vanity hand wash basin with mixer tap, and low level WC. The room is fully tiled with neutral tiles and there are matching tiles to the floor. Spot lights finish the room nicely, there is a rear facing obscure glazed window and a heated towel rail. A door leads to the bedroom.



**BEDROOM TWO 10'4" max x 11'2" max**

Another lovely double bedroom decorated in neutral tones and having a front facing window overlooking the peaceful cul-de-sac. There is copious amounts of space for bedroom furniture and a door leads to the landing.



### **BEDROOM THREE 10'1" max x 9'2" max**

Positioned to the front of the property and enjoying the same cul-de-sac views as bedroom two, this charming bedroom has a good amount of space for bedroom or office furniture and a door leads to the landing.



### **BEDROOM FOUR 10'9" max x 9'1" max**

This wonderful single bedroom could alternatively make a great hobby room, child's nursery or home office and has a rear facing window providing lovely views over toward Emley Moor. A door leads to the landing.



### **HOUSE BATHROOM 5'5" max x 7'3" max**

Fitted with a contemporary three piece white suite comprising of a bath with electric shower over and glazed screen, concealed unit WC and vanity hand wash basin with mixer tap over. There are pretty light grey tiles to the wall and floor, a side facing obscure glazed window floods the room with light and there are spot lights to the ceiling. A door leads to the landing.



## REAR GARDEN

To the rear of the property there is an impressive enclosed garden which isn't overlooked allowing a great degree of privacy. There is a large lawn which is surrounded by mature hedges, shrubs and flowers, and a stone patio adjoins the property allowing for al-fresco dining. Paths to both sides of the property lead down to the front.





### **FRONT, GARAGE AND PARKING**

To the front of the property there is another lawned garden which is partially bordered with hedges and plants. A driveway provides off road parking and leads up to an integral single garage which has an up and over door, power, light and the property's system boiler is located here too.



## **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 E

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Garage and Driveway

RIGHTS AND RESTRICTIONS: none.

DISPUTES: There have not been any neighbour disputes.

BUILDING SAFETY: There have been 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 100mbps

### **ENVIRONMENT:**

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors 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**

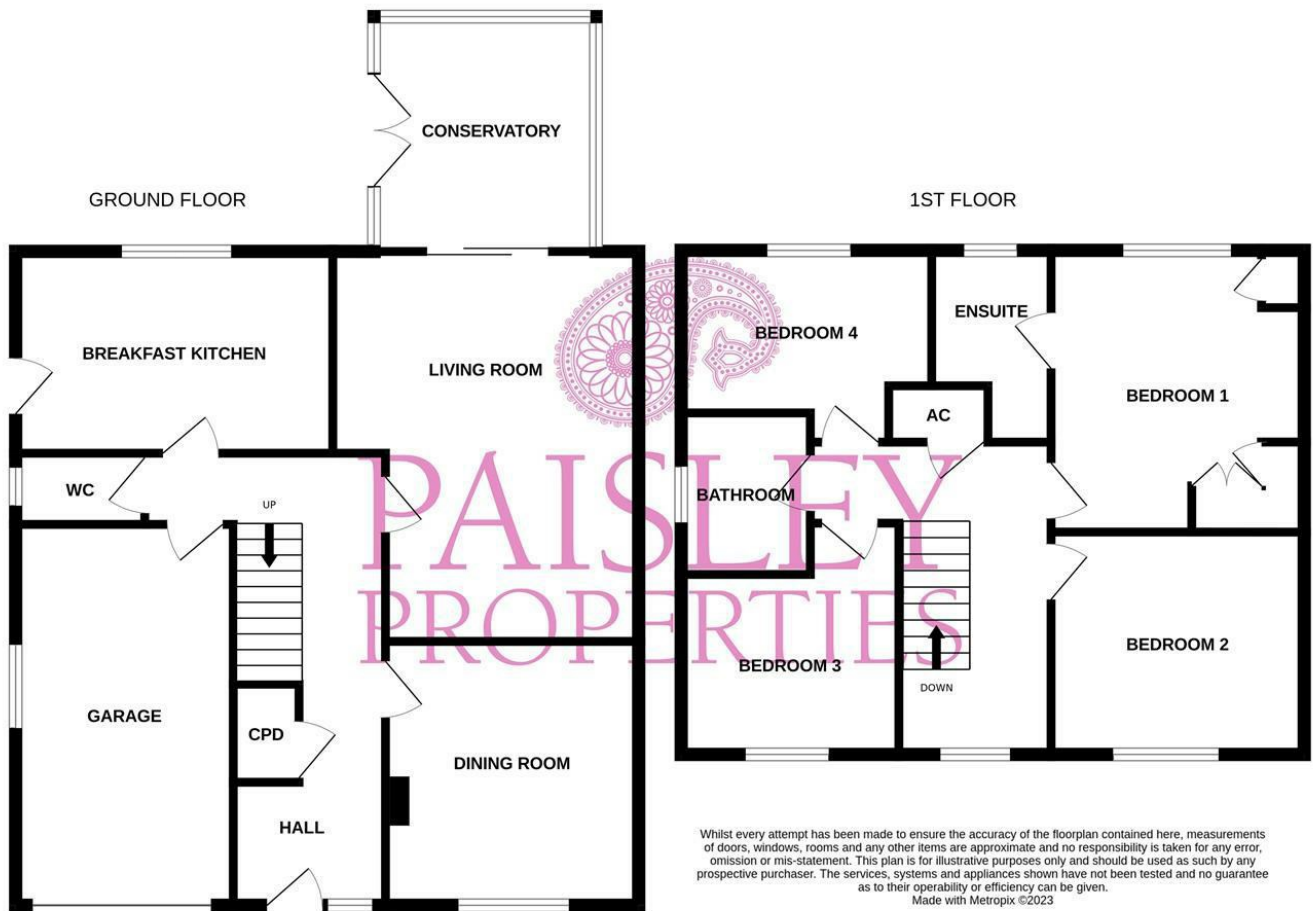
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

### **PAISLEY MORTGAGES**

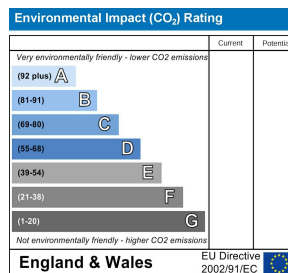
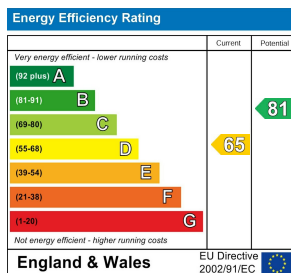
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole

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 Harry, please contact us on 01484 444188 / 07534 847380 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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