

10b Holmfield Road,  
Clayton West HD8 9NE

OFFERS OVER  
£330,000



THIS IMPRESSIVE AND INDIVIDUAL FOUR BEDROOM DETACHED HOME WITH PARKING AND GARDENS IS CLOSE TO COMPLETION AND IS THE FIRST PROPERTY IN KIRKLEES TO BE BUILT TO THE NEW ENERGY EFFICIENCY REGULATIONS.

FREEHOLD - COUNCIL TAX BAND D / PREDICTED ENERGY RATING: B/C

PAISLEY  
PROPERTIES



**ENTRANCE PORCH 5'0" apx x 3'10" apx**

You enter the property through a composite door into this welcoming entrance porch which offers space to remove outdoor coats and shoes and has quality LVT flooring. There is a side facing window, spot lighting and an archway that leads to the stair bottom. Doors lead to the lounge and dining kitchen alongside a staircase which ascends to the first floor landing.

**LOUNGE 21'1" apx x 11'2" apx**

This large lounge is flooded with natural light courtesy of the front and rear facing windows and provides an abundance of space for a range of furniture. The room will be neutrally decorated with carpeted flooring, underfloor heating and a door which opens to the stair bottom.

**DINING KITCHEN 21'0" apx x 12'6" apx**

This spacious and sociable room is the perfect place for entertaining and family time with a stunning fitted kitchen, island and plenty of room to accommodate a dining table and chairs.

The high quality kitchen is fitted with pale grey wall and base units, contrasting navy cabinetry within the island, quartz work surfaces, matching upstands and a black inset sink with mixer tap over. Integrated appliances include a Hotpoint side by side double oven with warming drawer, Hotpoint induction hob with concealed extractor fan over, separate tall fridge and freezer and dishwasher.

The room enjoys windows to two aspects and French doors which open onto the patio. Spot lighting and LVT flooring complete the room and doors lead to the stair bottom and utility room.





### **UTILITY ROOM 5'8" apx x 4'9" apx**

This handy utility room is fitted with a roll top work surface, matching upstands and has space for a free standing washing machine and tumble dryer. There is a rear facing window, spot lighting, LVT flooring and doors lead to the dining kitchen and downstairs W.C.

### **DOWNSTAIRS W.C 5'4" max x 4'8" max**

Fitted with a vanity hand wash basin with drawer storage and low level W.C this ground floor W.C is neatly tucked away off the utility room and has spot lighting, LVT flooring and a door which leads to the utility room.





## FIRST FLOOR LANDING

Stairs ascend to the first floor landing which has doors leading to the four bedrooms and bathroom. There is a ceiling hatch and wooden loft ladder providing access to the loft space which is fitted with a light and insulation.

## BEDROOM ONE 11'10" max x 14'6" max

Positioned to the front of the property this well proportioned double bedroom benefits from two front facing windows overlooking the neighbouring greenspace and enjoys an en-suite shower room. There is a built in cupboard neatly housing the property's hot water cylinder and doors lead to the en-suite and landing.

The room reduces to 2.72m x 3.46m.



## EN-SUITE 7'7" max x 5'10" apx

This contemporary and stylish en-suite is fitted with a double shower with glazed screen and attractive gold dual head shower, wall hung vanity with navy blue drawers, white hand wash basin and gold mixer tap and a low level W.C.. The room is fully tiled in attractive wall tiles and complementing floor tiles, has spot lighting, white heated towel rail and a door which leads to the bedroom.



## BEDROOM TWO 12'8" apx x 8'6" apx

A second generously sized double bedroom with front facing window with views over the field and village rooftops. A door leads to the landing.





**BEDROOM THREE 12'1" apx x 9'0" apx**

This double bedroom has a rear facing window overlooking the garden and a door leading to the landing.



**BEDROOM FOUR 8'10" apx x 5'6" apx**

A single room this space would make a perfect nursery, home office, hobby or dressing room and has a window looking over the rear garden. A door leads to the landing.





### **BATHROOM 8'11" apx x 5'4" apx**

This luxurious family bathroom is fitted with a full size bath with dual head gold shower, gold mixer tap, glazed screen and navy blue bath side, wall mounted vanity with navy drawers, white hand wash basin and gold mixer tap and a low level W.C. The room is fully tiled in decorative wall and floor tiles, has an obscure glazed rear facing window, spot lighting and a white heated towel rail. A door leads onto the landing.



### **DRIVEWAY**

A side driveway provides off road marking for multiple vehicles and access to the rear garden.

### **FRONT GARDEN**

To the front of the property is a low maintenance garden perfect for pots and planters. The patio is edged with a stone wall and there is boundary fencing.

### **REAR GARDEN**

To the rear of the property is a good sized garden with stone flagged patio, level lawn and raised flower bed borders.



## **AIR SOURCE HEAT PUMP**

The property is fitted with an air source heat pump.

Vaillant Arotherm plus 5kw heat pump with a 250ltr Valiant heat pump cylinder, estimated SCOP 4.3

This system is estimated to be 20% cheaper to run than a gas system.

The system is designed to run at 40 degrees and is a open loop/weather compensated system.

## **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 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.

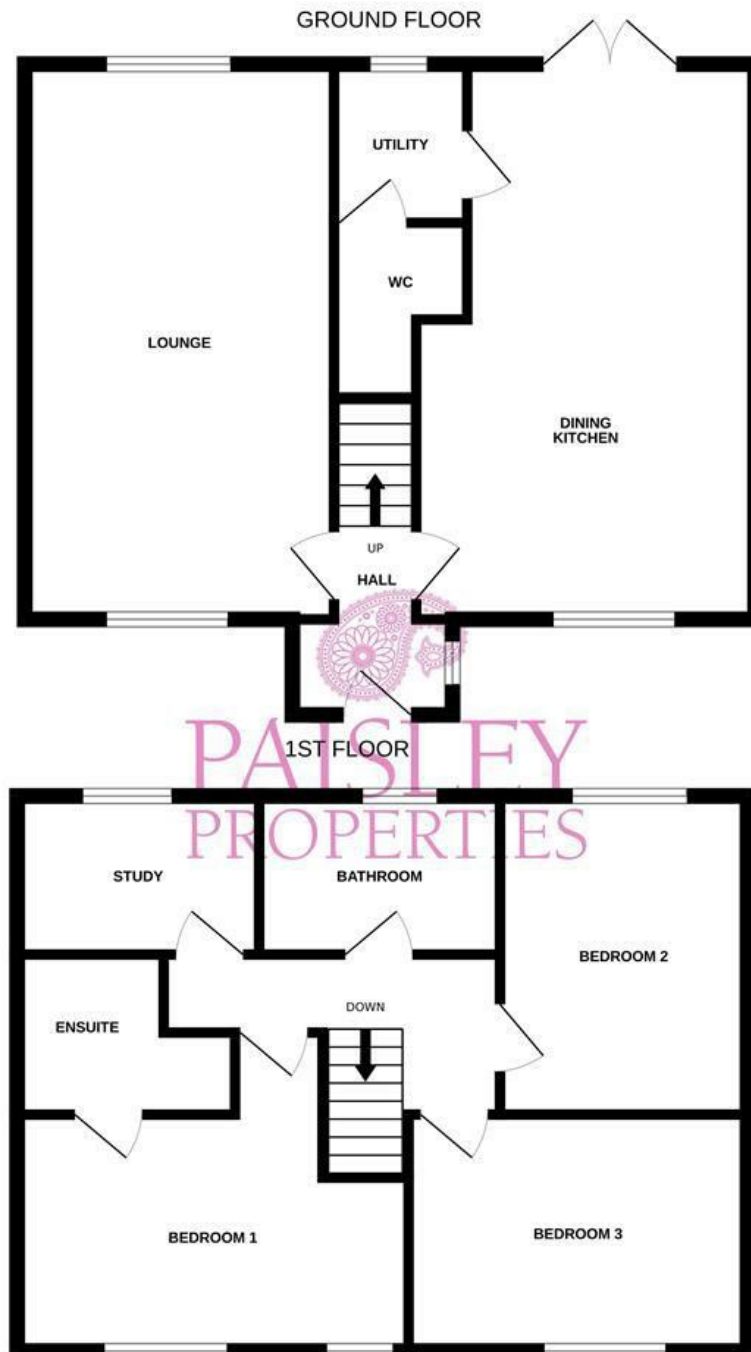
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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 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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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