

18 Moorlands View,  
Clayton West HD8 9QH

OFFERS AROUND  
£295,000



THIS DETACHED THREE BEDROOM FAMILY HOME IS BURSTING WITH POTENTIAL AND OFFERS SPACIOUS LIVING ACCOMMODATION THROUGHOUT. IT BOASTS A SOUTH FACING REAR GARDEN, CONSERVATORY EXTENSION AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 8'2" x 4'7"**

You enter the property through a white uPVC door into a welcoming hallway with space to remove outdoor clothing and shoes on arrival. A carpeted staircase ascends to the first floor landing and doors lead off to the lounge and snug.

### **LOUNGE 11'9" x 15'5" max**

Located to the front of the property with a large window looking out to the quiet cul de sac with views over to Emley Moor Mast, this spacious lounge has practical wood effect flooring underfoot and a gorgeous wood burning stove to one corner creating a lovely cosy feel. There is ample space for lounge furniture. Doors lead to the entrance hallway and dining kitchen.



### **DINING KITCHEN 14'11" x 10'8" max**

Positioned towards the rear of the property with windows to dual aspects, this good sized dining kitchen is fitted with a range of maple effect base and wall units, grey worktops, tiled grey and black splashbacks and a one and a half bowl black sink and drainer with mixer tap over. Cooking facilities comprise of a gas hob with stainless steel canopy hood over and an electric oven. There is space for a tall fridge freezer and plumbing and space for a freestanding dishwasher. To one end is ample space to accommodate a good sized dining table. Practical white ceramic tiles run underfoot and a large understairs cupboard to one corner provides a great space for storing household items out of view. A door leads to the lounge and a large opening provides access into the conservatory.



**CONSERVATORY 8'7" x 9'3" max**

This superb addition to the property this good sized conservatory is a lovely place to relax and enjoy views of the garden. Practical white ceramic floor tiles run underfoot. French doors give access to the rear garden and a large opening accesses the dining kitchen.

**SNUG 7'0" x 9'8" max**

This versatile downstairs room is accessed via a couple of steps down from the entrance hallway. It has a front facing window allowing natural light to enter and oak effect laminate flooring underfoot. It would make a perfect home office or playroom. Doors lead to the entrance hallway and utility room.



### **UTILITY ROOM 6'2" x 4'3" max**

Accessed through the downstairs snug, this practical utility room has gas plumbing for a washing machine and space for a dryer alongside high level white storage cupboards. ceramic floor tiles run underfoot and doors lead to the snug and downstairs W.C..



### **DOWNSTAIRS W.C. 2'4" x 6'1" max**

This practical downstairs W.C, is located just off the utility room and is fitted with a low level W.C. and a wall mounted hand wash basin. Ceramic tiles run underfoot. A door leads to the utility room.

### **FIRST FLOOR LANDING 9'9" x 5'11" max**

A carpeted staircase ascends to the first floor landing which is light and airy courtesy of a sun tunnel which allows natural light to enter. A hatch gives access to the loft and there is a large over stairs storage cupboard. Doors lead to the three bedrooms and house bathroom.

### **BEDROOM ONE 14'7" x 8'8" max**

Located to the front of the property with far reaching views from its window, this fantastic double bedroom also has the benefit of a walk in wardrobe leaving lots of space for freestanding bedroom furniture. Doors lead to the walk in wardrobe and the landing.



### **WALK IN WARDROBE 9'9" x 5'11" max**

This useful space is set out as a walk in wardrobe and is light and airy courtesy of a front facing window. Wood effect laminate flooring runs underfoot. A door leads to the bedroom.

### **BEDROOM TWO 19'9" x 6'11" max**

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



### **BEDROOM THREE 11'5" x 8'8" max**

This third double bedroom has a rear facing window overlooking the rear garden. It is neutrally decorated and has ample space for freestanding furniture. A door leads to the landing.



### **HOUSE BATHROOM 13'5" x 6'2" max**

Cleverly designed on two levels this generous bathroom is fitted with a white vanity suite incorporating cupboards and drawers with a wash basin and concealed cistern W.C.. The lower level is home to a bath with a central mixer tap and a quadrant shower enclosure which is equipped with a thermostatic mixer shower. The room is partially tiled with white tiles with decorative glass mosaic inset tiles in shades of blue. Wall lights illuminate the room beautifully, white ceramic tiles run underfoot and there is a white ladder style heated towel radiator. Obscure windows flood the room with natural light on both levels and a door leads to the landing.



### **WORKSHOP/ HOBBY SPACE 7'0" x 9'8" max**

Accessed from the garden through a uPVC door this fabulous extra space could be used as a workshop or hobby space or alternatively as a secure store room. There are strip lights to the ceiling and a concrete floor.



**REAR GARDEN**

Accessed via a gated path down the side of the property this good size rear garden is tiered and landscaped.





## **FRONT & PARKING**

To the front of the property is driveway parking for multiple vehicles within an open garden space.

## **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 D

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

## **BUILDING SAFETY:**

There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available. 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 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.

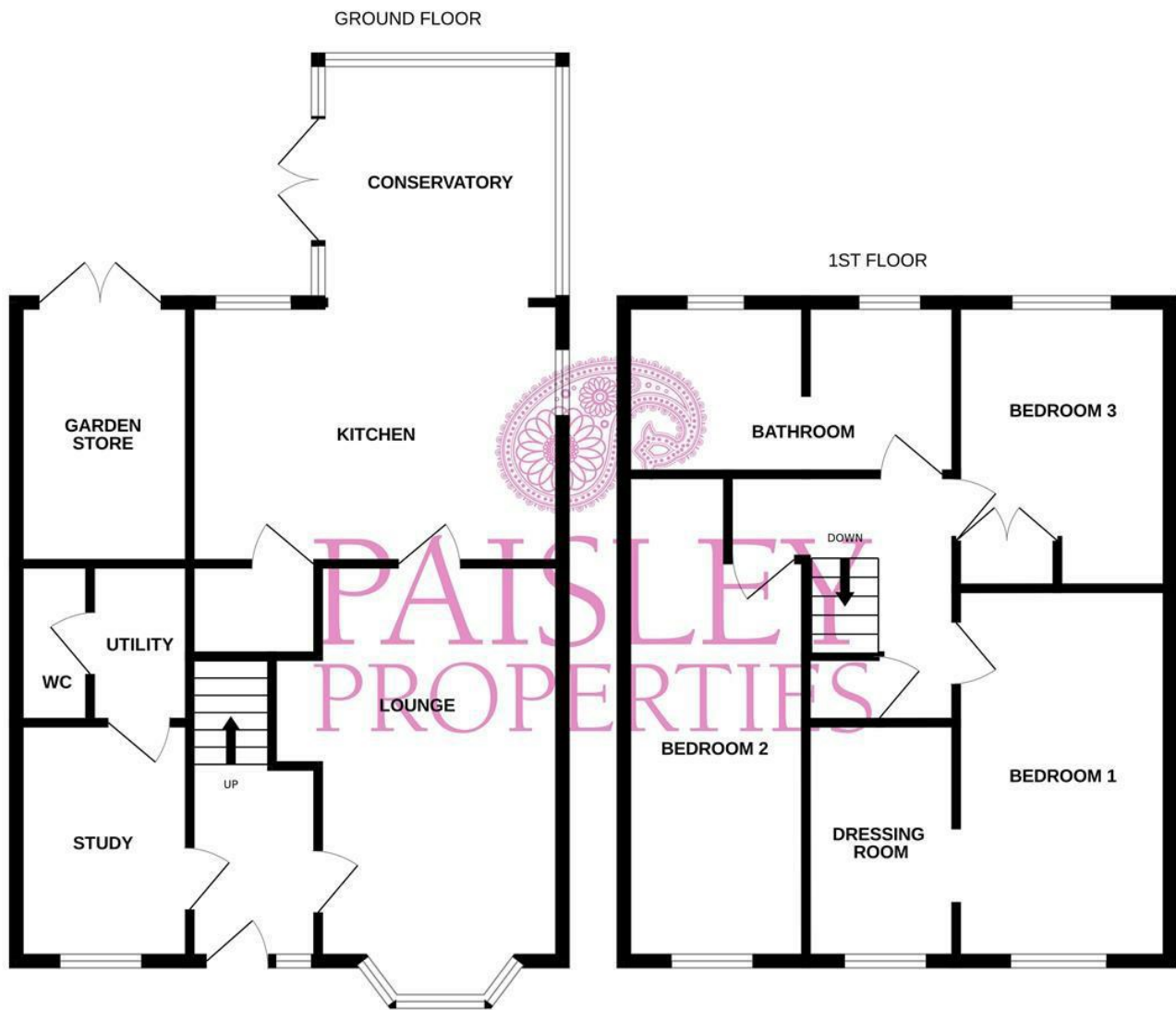
**PAISLEY PROPERTIES**

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.

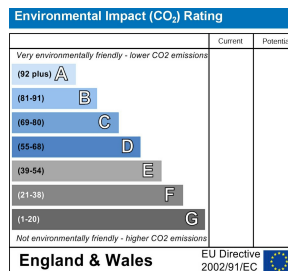
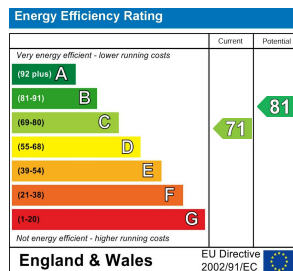
**PAISLEY MORTGAGES**

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](mailto: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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