25 Chapel Hill,
Clayton West HD8 9HA

OFFERS IN THE REGION OF
£525,000















THIS STUNNING FOUR-BEDROOM DETACHED HOME HAS BEEN RECENTLY EXTENDED AND BENEFITS FROM BEAUTIFULLY LANDSCAPED GARDENS, A DOUBLE GARAGE, WORKSHOP AND LONG DRIVEWAY.
NO ONWARD CHAIN

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

PAISLEY
PROPERTIES

ENTRANCE HALLWAY





You enter the property through a part-glazed, oak-effect door into this welcoming entrance hallway. A front-facing window allows natural light to flood in, while a staircase with glass and oak balustrade rises to the first-floor landing. There is quality LVT tile-effect flooring underfoot, and oak doors lead to the downstairs shower room and snug. The hall is open to the dining kitchen.

DINING KITCHEN 18′2″ apx x 11′4″ apx



Positioned to the rear of the property, this spacious dining kitchen is fitted with solid oak wall and base units, glass-fronted display units, granite worktops and upstands, a sunken one-and-a-half bowl sink with mixer tap, and a range-style cooker with extractor fan over. Integrated appliances include a dishwasher, fridge, freezer, and microwave.
The room offers ample space for a family-sized dining table and chairs and is open plan to the snug, creating a wonderful entertaining space. There are spotlights to the ceiling, quality LVT tile-effect flooring, two rear-facing windows overlooking the garden, and a glazed external door opening directly onto the patio. Internal doors lead to the understairs cupboard, rear hall, and lounge.





UNDERSTAIRS CUPBOARD / PANTRY
This useful understairs cupboard provides storage for coats, shoes, and household items, or could alternatively make an excellent pantry.

SNUG 11′10″ max x 11′3″ apx
This wonderful additional reception room is open to the dining kitchen and would make a fantastic snug, playroom, or formal dining room. Features include decorative coving, deep skirting boards, and a wood-burning stove set on a black granite hearth. Alcoves either side of the chimney breast provide space for furniture, and there is a charming deep window seat within the bay window. Spot lighting, neutral décor, and oak flooring complete the room.



LOUNGE 22′10″ apx. x 12′7″ apx.





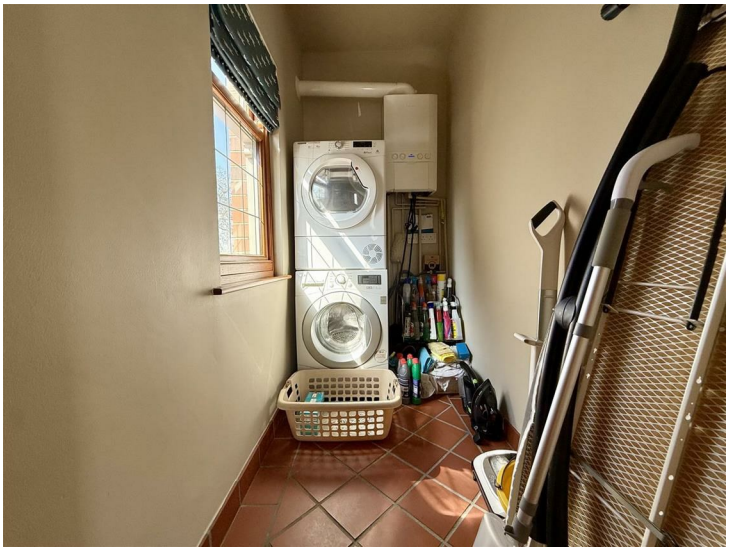
Spanning the full depth of the property, this large lounge is tastefully decorated and features a decorative fireplace with black marble surround and shallow alcoves to either side. There is ample space for furniture and an abundance of natural light from the front-facing window and bi-fold doors, which open fully onto the rear patio. The room is finished with wall lights, inset ceiling spotlights, and a door leading to the dining kitchen.





REAR HALL 5′0″ apx. x 3′10″ apx.
An oak-effect composite door opens from the rear garden into this practical rear hallway, ideal for removing boots and shoes, with durable quarry-style tiling underfoot. There is a side-facing window, and doors lead to the utility room and kitchen.

UTILITY ROOM 7′3″ apx. x 3′10″ apx.
Neatly tucked away behind the rear hall, this utility room has plumbing for a washing machine and space for a stacked washer and dryer. The property's central heating boiler is also housed here. There is a side-facing window, quarry-style tiled flooring, and a door leading back to the rear hall.





DOWNSTAIRS SHOWER ROOM 9'10" apx. x 3'9" apx





Fitted with a modern three-piece white suite, including a double shower cubicle with mains-fed shower and sliding glazed door, a wall-mounted hand wash basin with mixer tap, and a concealed unit W.C. This shower room is fully tiled with attractive wall and floor tiles and benefits from built-in storage, spot lighting, a porthole-style side window, underfloor heating and a chrome heated towel rail. A door leads to the entrance hall.

FIRST FLOOR LANDING





Stairs ascend from the entrance hall to the first-floor landing, where the glass and oak balustrade creates an attractive feature. A side window allows natural light to cascade down the staircase. There is spot lighting, and doors lead to four bedrooms and the house bathroom.

BEDROOM ONE 15'1" apx. x 12'6" apx.



This impressive room forms part of the extension and is both spacious and elegantly presented. It comfortably accommodates a king-size bed, bedside tables, and a dressing table, with additional space for further furnishings. There is a front-facing window, a chandelier ceiling light, spot lighting, and doors leading to the en-suite, walk-in wardrobe, and landing.





EN-SUITE 5′9″ apx. 5′4″ apx.





Continuing the luxurious feel, the en-suite is fitted with a large walk-in shower cubicle with mains-fed shower and glazed screen, a hand wash basin set on a wall-mounted vanity unit, and a low-level W.C. There are simple white wall tiles, which are in a herringbone design around the shower, contrasting patterned floor tiles, underfloor heating, a rear-facing window, a white heated towel rail, and a door leading to the bedroom.

WALK IN WARDROBE 6′3″ apx. x 5′4″ apx.



A superb addition, this practical walk-in wardrobe has been thoughtfully designed with hanging rails, drawers, and shelving. There are inset spotlights, a ceiling hatch providing access to the loft, and a door leading to the bedroom.

BEDROOM TWO 11′5″ apx. x 9′9″ plus wardrobes





Positioned to the front of the property, this former main bedroom is a generous double room featuring a bank of fitted wardrobes, along with a built-in dressing table and drawers. There is stylish décor, coving, a front-facing window, and a door leading to the landing.

BEDROOM THREE 9'2" max x 7'10" apx.




Overlooking the rear garden via the rear facing window, this pretty third bedroom is a good-sized single with a built-in wardrobe. There is coving, a dado rail, and feature panelling to one wall. A door leads to the landing.

BEDROOM FOUR 8'0" max x 5'9" apx




This single bedroom has a built-in wardrobe over the bulkhead and would make an ideal nursery, child's bedroom, or home office. There is coving, a dado rail, neutral décor, and a front-facing window. A door leads to the landing.

HOUSE BATHROOM





This well proportioned bathroom comprises of a four piece white suite including a back to wall roll top bath with corner mixer tap and hand held shower attachment, a corner shower unit with curved glazed screen and mains fed shower, a hand wash basin with mixer tap that sits upon a vanity unit and a concealed unit W.C. The room is fully tiled in attractive wall and floor tiles, has underflooring heating, an obscure glazed rear facing window and door which leads to the landing.

GARAGE / WORKSHOP / PARKING





The property owns the road to the side of the house, and this does provide additional off road parking for multiple vehicles. The road leads up to a double garage which has an electric up and over door, light, power and water. To the rear of the garage is also a separate workshop space.

*There is vehicle access for two other properties and pedestrian access to Grosvenor Terrace.

FRONT GARDEN



A gate opens to steps which lead up to the front garden. This is a sizeable Indian stone flagged patio which provides an appealing frontage to the beautiful stone fronted house. The patio is enclosed by boundary walls and mature hedges, creating a lots of privacy, and there is a raised flower bed to one corner. A pathway leads round the side of the house to the rear garden.





REAR GARDEN




Having been lovingly designed and landscaped this south facing garden has a combination of large Indian stone flagged patios perfect for outdoor furniture, pots and planters and manicured lawn. The garden is surrounded by mature hedges making it a private haven to sit and enjoy.
A handy secure brick built garden store provides excellent storage for garden equipment and two wrought iron gates provide access to the drive and garage,







EXTERNAL WORKS
This home when extended was totally re-roofed with natural slate tiles including facia boards and gutters.

MATERIAL INFORMATION - PAISLEY
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

PARKING:
Garage and Driveway

RIGHTS AND RESTRICTIONS:
Neighbours have a right of access over the property's drive.

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 planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*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 1000Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES - PAISLEY

AGENT 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 - PAISLEY

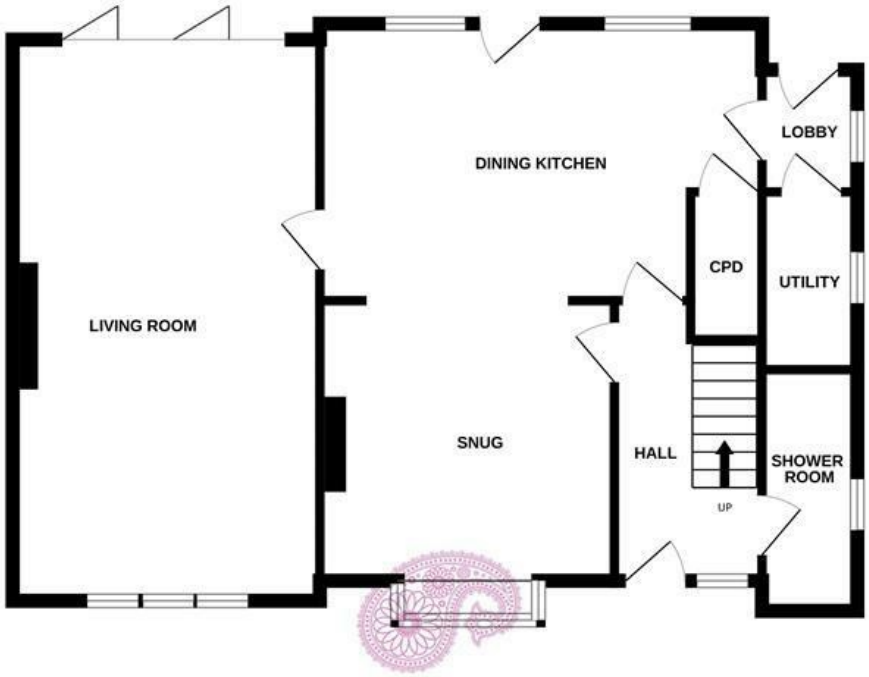
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

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.

GROUND FLOOR

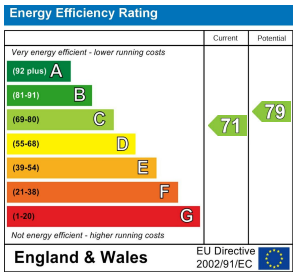


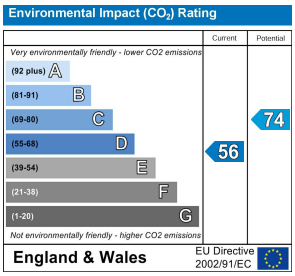
1ST FLOOR



PAISLEY PROPERTIES

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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