1 Langley Lane,
Clayton West HD8 9PZ

OFFERS AROUND
£150,000

THIS TWO BEDROOM END TERRACE PROPERTY HAS BEEN IMPROVED OVER THE YEARS BY THE CURRENT OWNERS BUT IS STILL BURSTING WITH FURTHER POTENTIAL, IT BENEFITS FROM LIGHT AND AIRY ROOMS AND ROADSIDE PARKING. FREEHOLD/ COUNCIL TAX BAND A / ENERGY RATING E

PAISLEY
PROPERTIES

PORCH 5'5" apx x 7'0" apx
You enter the property through a timber door into the porch which is timber built, with vinyl flooring underfoot and has ample space to remove and store outdoor clothing on arrival. A timber door leads through to the dining kitchen.

DINING KITCHEN 18'6" apx x 11'6" apx

Simply flooded with natural light from windows to dual aspects, this modern dining kitchen has been recently updated and fitted with a range of white gloss base units, white marble effect laminate worktops, white metro tiled splashbacks with blue accent tiles and a cermaic single bowl sink and drainer. Cooking facilites comprise a freestanding electric cooker with a stainless steel extractor hood over. A built in breakfast bar offers an informal dining solution and there is a substantail under stairs cupboard for storing household items. Beams to the ceiling add a touch of character and tile effect laminate flooring runs underfoot. A staircase with a timber and wrought iron balustrade ascends to the first floor landing. Doors lead to the lounge and porch.

LOUNGE 17'4" apx x 9'2" apx max

Again benefitting from windows to dual aspects cascading light into the room, this characterful lounge has beams to the ceiling, a central light fitting and an electric fire in a mahogany effect surround as a focal point. There is ample space for lounge furniture. Practical wood flooring runs underfoot. A glazed door leads to the dining kitchen.

FIRST FLOOR LANDING 8'7" apx x 2'8" apx
A carpeted staircase with a timber and wrought iron balustrade ascends to the first floor landing which goes off in two directions, has a window allowing natural light to enter and has doors leading to the two bedrooms and house bathroom.

BEDROOM ONE 16'10" apx x 8'10" apx

This double bedroom spans the depth of the property and has windows to dual aspects allowing natural light to flood in. There is ample space for freestanding items of bedroom furniture and a hatch giving access to the loft. Spotlights to the ceiling complete the room. A door leads to the landing.

BEDROOM TWO 8'2" apx x 6'11" apx

This single bedroom has built in wardrobes to one wall and a rear facing window looking out onto the lane. A hatch gives access to the loft and a door leads to the landing.

HOUSE BATHROOM 9'3" apx x 8'2" apx

This modern bathroom is fitted with a white P-shaped bath with a thermostatic shower over and protective glass screen, low level WC and a vanity unit with cupboards and handwash basin with mixer tap. A large low level cupboard to one corner provides storage for bathroom essentials. A combination of grey tiles and white quartz efffect aquaboard adorn the walls. Grey vinyl flooring runs underfoot and a chrome heated towel radiator completes the room. A large obscure window allows natural light to enter. A door leads to the landing.

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 A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
On Street Parking on Langley Lane

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property (timber porch - planning was not needed.)
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 to100 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 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.

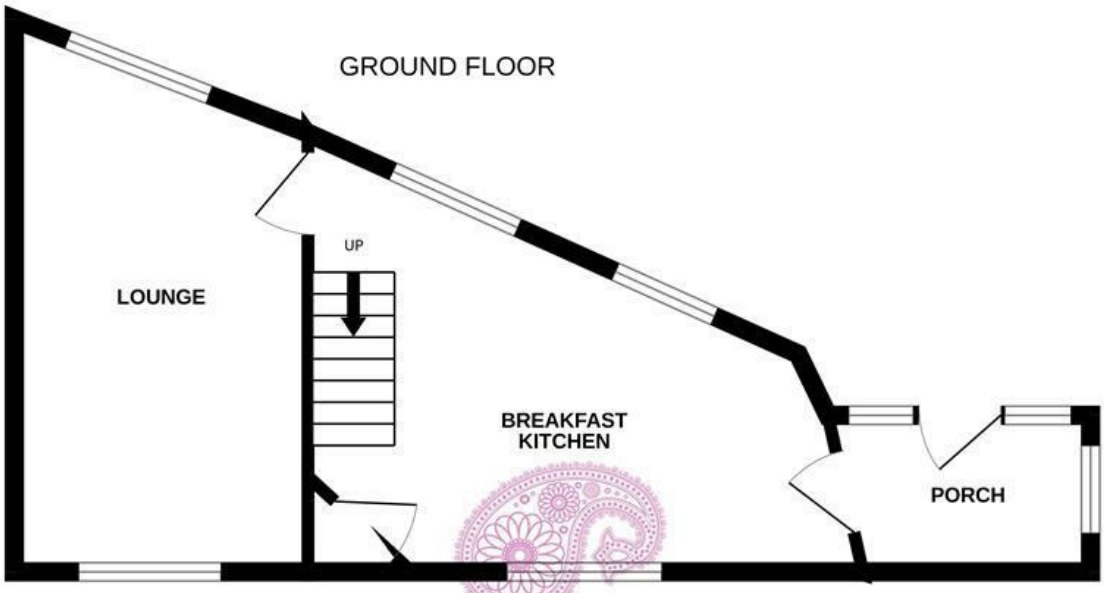
PAISLEY PROPERTIES

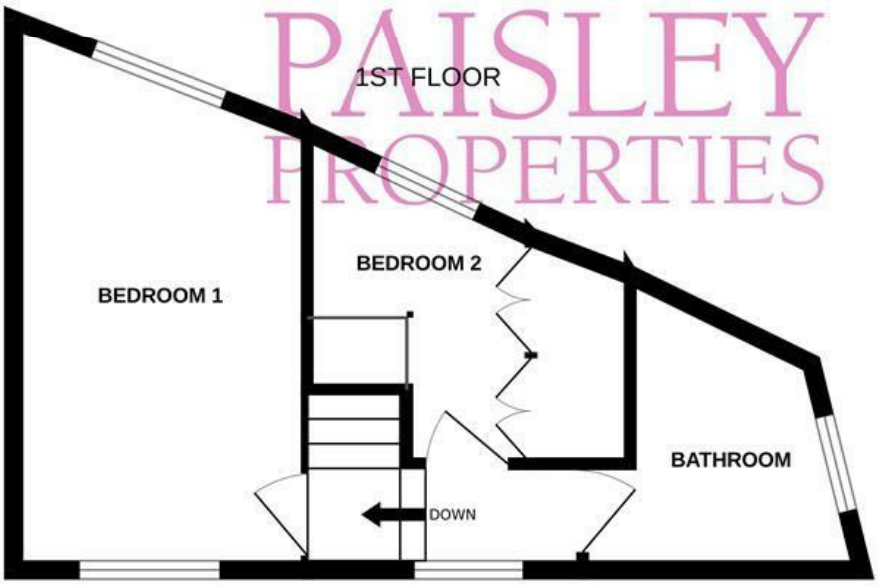
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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





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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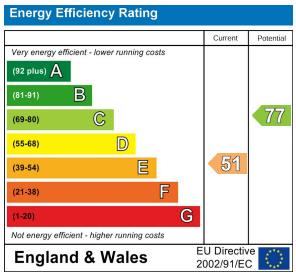

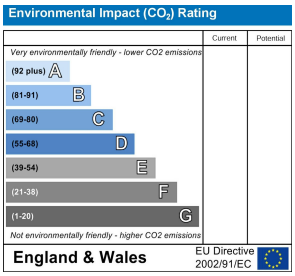

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