

2 Pack Horse Close,  
Clayton West HD8 9LU

OFFERS AROUND  
£375,000



THIS FABULOUS WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY HAS SPACIOUS LIVING ACCOMMODATION, A SOUTH FACING ENCLOSED GARDEN, DRIVEWAY PARKING AND A GARAGE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY  
PROPERTIES

**ENTRANCE HALLWAY 7'4" apx x 12'1" apx max**



You enter the property through a composite door into a fabulous welcoming hallway with pale wood effect laminate flooring underfoot and spotlights to the ceiling. A stone archway adds character leading through to the downstairs WC and a really useful storage cupboard, perfect for housing shoes and coats. A carpeted staircase with an oak balustrade ascends to the first floor landing. Oak doors lead to the dining kitchen, lounge and study.

## DINING KITCHEN 24'6" apx x 16'0" apx max



Light and airy courtesy of three front facing windows, this fabulous L-shaped dining kitchen is beautifully appointed with pale grey gloss base and wall units, timber effect worktops, pale grey tiled splashbacks and a ceramic one and a half bowl sink and drainer with mixer tap. There is space for a range cooker (available by separate negotiation) with a stainless steel splashback and matching canopy extractor fan over. Integrated appliances include a dishwasher and there is space and plumbing for a washing machine and further space for an American style fridge freezer (again available to purchase). A breakfast bar provides an informal dining solution for two people and there are refuse bins cleverly hidden away in a cupboard. The dining area has space for a large table and chairs and benefits from French doors which open to the lounge and a sliding patio door fills the room with natural light and opens to the garden. Oak effect laminate flooring, contemporary lighting and spotlights complete the room. A door leads to the entrance hallway and an exterior doors leads out the the garden.



## LOUNGE 19'9" apx x 12'9" apx max



Bursting with character due to beams to the ceiling and a log burner in an inglenook fireplace with a wooden mantel as a focal point, this beautiful lounge is located to the side of the property with a window looking out to the side garden and street beyond. It is wonderfully spacious with room for large items of lounge furniture but at the same time has a lovely cosy feel. It is neutrally decorated with carpet underfoot and spotlights to the ceiling. A set of double doors opens to the dining area making a fabulous entertaining space. A door leads to the entrance hallway.

**STUDY 6'2" apx x 8'7" apx max**



Positioned to the side of the property with a window looking out to the side garden and street beyond, this great versatile office space boasts tasteful décor with spotlights to the ceiling and carpet underfoot. A door leads to the entrance hallway.

### **DOWNSTAIRS WC 4'6" apx x 4'11" apx max**



Located down a short corridor through a stone arch from the entrance hallway is this handy downstairs WC which is fitted with a grey low level cistern WC and a matching pedestal handwash basin with mixer tap. The walls are partially tiled with grey tiles. Oak effect laminate flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the hallway.

### **FIRST FLOOR LANDING 9'0" apx x 9'4" apx max**



A carpeted staircase with an oak balustrade ascends to the first floor landing which is L-shaped and has a hatch to the loft. Doors lead to the four bedrooms and house bathroom.

## **BEDROOM ONE 12'9" apx x 13'6" apx max**



Nestled in the eaves of the property with sloping ceilings adding interest and a side facing window, this fabulous double bedroom has fitted wardrobes to one wall providing a superb amount of storage. The room is neutrally decorated and has carpet running underfoot. Doors lead to the ensuite and landing.

## **EN SUITE 6'4" x 5'10" max**



This contemporary ensuite shower room is beautifully presented with a double walk in shower enclosure, a white low level W.C and a large vanity handwash basin with storage drawers underneath. A combination of grey marble effect aqua boards and white tiles with contrasting grout adorn the walls. Grey wood effect vinyl flooring runs underfoot and there are spotlights to the ceiling. An obscure window allows natural light to enter and a door leads to the bedroom.

**BEDROOM TWO 10'5" apx x 11'2" apx max**



This second double bedroom is again nestled in the eaves with sloping ceilings and a side facing window. It benefits from fitted wardrobes and desk and has neutral décor. A door leads to the landing.

**BEDROOM THREE 9'1" apx x 11'2" apx max**



Located to the front of the property with a front facing window and sloping ceilings, this good sized double bedroom has ample space for freestanding items of bedroom furniture. A door leads to the landing.

## **BEDROOM FOUR 9'2" apx x 12'9" apx**



Enjoying views over the garden from its side facing window, this L shaped bedroom has ample space for freestanding bedroom furniture and sloping ceilings add interest. A door leads to the landing.

## **HOUSE BATHROOM 7'11" apx x 5'7" apx**



This contemporary bathroom is fitted with a white three piece suite comprising of an L - shaped bath with a thermostatic mixer shower over and protective glass screen, a low level cistern WC and a gloss white vanity unit with integral wash basin and mixer tap. White tiles with contrasting grout adorn the walls, whilst grey vinyl flooring runs underfoot. A chrome heated towel radiator and spotlights to the ceiling complete the room. An obscure window allows natural light to enter and a door leads to the landing.

## **GARDENS**

The property sits on a corner plot with a wrap around garden which includes a south facing private enclosed area to the side of the house which is low maintenance having a patio area, small lawn and decorative slate topped beds. A gate leads out to the property's driveway at the front of the property. The remainder of the garden wraps round the front and to the other side, this is open to the road and has well established shrubs.



### **FRONT, PARKING & GARAGE**

To the front of the property offset to one side is the property's driveway which can accommodate multiple vehicles and leads to a semi-detached single garage which has an up and over door, light and power.

### **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:  
Garage / Driveway

RIGHTS AND RESTRICTIONS: None.

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any 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 1000Mbps

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.

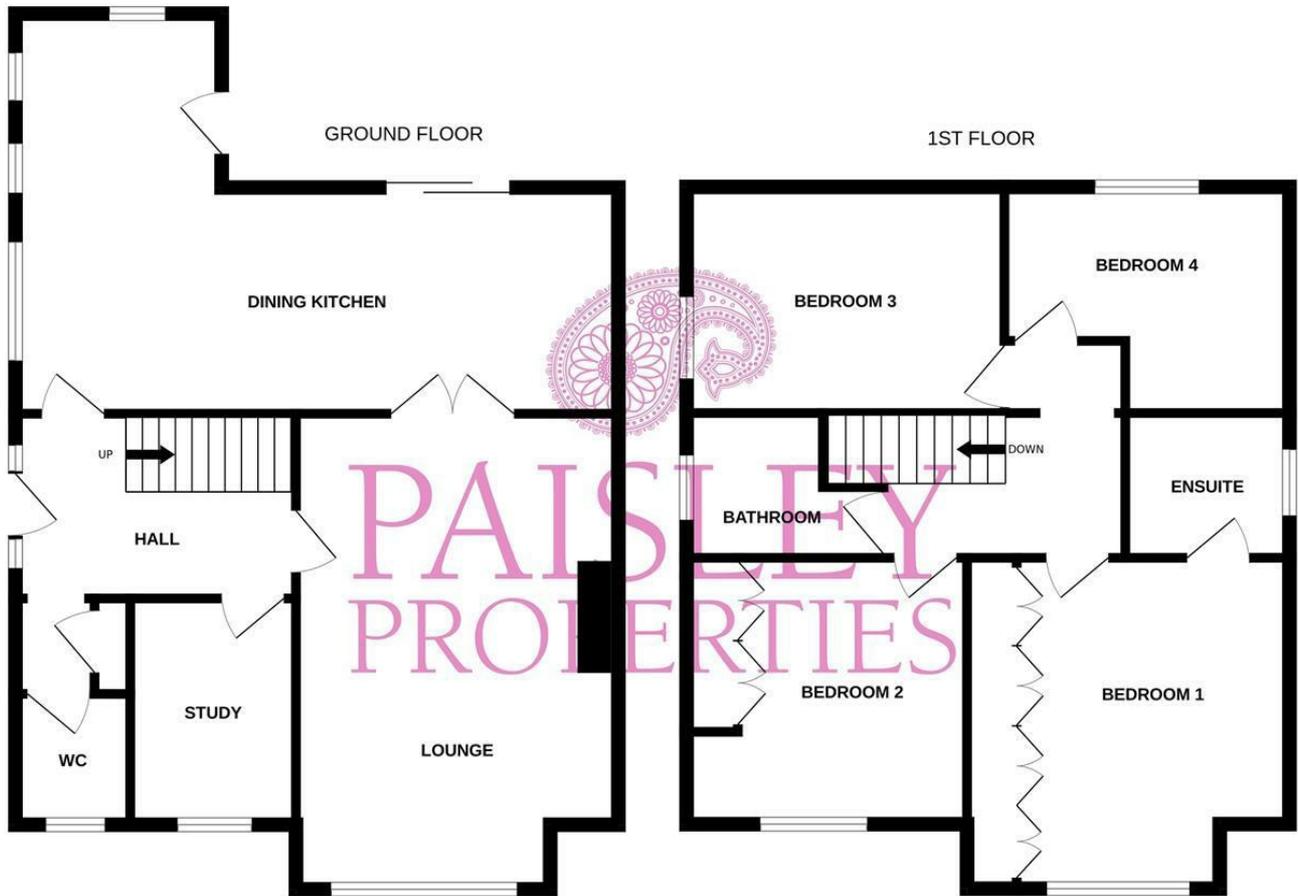
**PAISLEY PROPERTIES**

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.

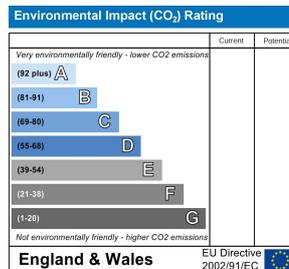
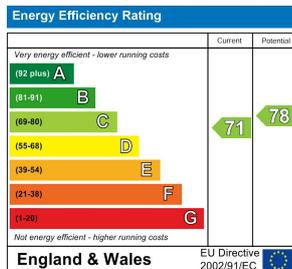
**PAISLEY MORTGAGES**

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](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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