

12 Scott Hill,  
Clayton West HD8 9PE

OFFERS AROUND  
£350,000



THIS FOUR BEDROOM, THREE STOREY, DETACHED PROPERTY HAS A LARGE KITCHEN/DINER, LOUNGE AND A DRIVEWAY FOR TWO VEHICLES AND SITS BEHIND A TIMBER GATE, WITH A PRIVATE GARDEN AND VIEWS ONTO MILLENIUM GREEN.

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

PAISLEY  
PROPERTIES



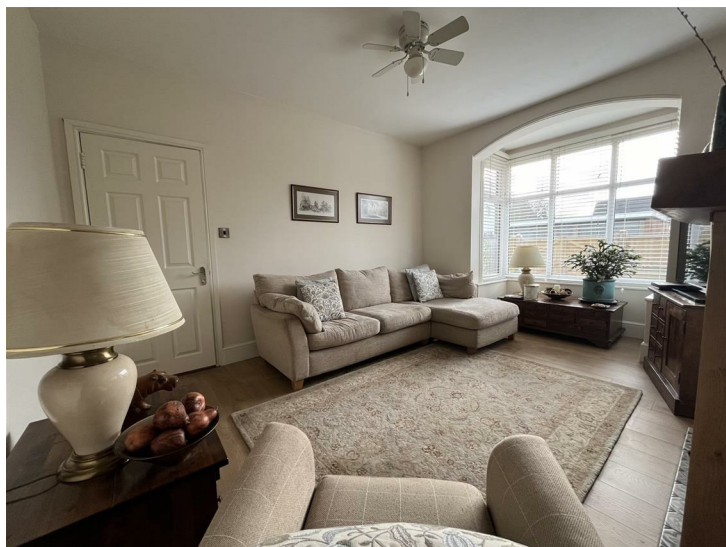
### **ENTRANCE/HALLWAY 17'5" apx x 6'5" apx**

You enter the property through an impressive brightly coloured uPVC door which has windows to either side letting in a generous amount of natural light. The floor is made up of beautifully patterned tiles and the ceiling is fitted with spotlights. There is a useful storage cupboard under the stairs and the staircase ascends to the first floor landing. Doors lead through to the lounge, kitchen/diner, utility room and WC.



### **LOUNGE 15'7" max x 11'8" max**

Positioned to the front of the property, the lounge offers a wonderful space for spending time with loved ones. The fireplace is a stunning focal point with a multi fuel stove situated in a tile and timber fire surround. The large bay window allows in a generous amount of light while the flooring is a wood effect laminate. The door leads through to the hallway.



### **KITCHEN/DINER 24'6" apx x 16'4" apx**

Presented to an exceptionally high standard, the kitchen comprises of white wall and base units, quartz work surface that incorporates the one and a half bowl sink, glass splashback and a breakfast bar which has a timber work surface. There is an integrated double oven, microwave/grill, induction hob, extractor hood and dishwasher alongside space for a large American fridge freezer as well as additional seating. The room is decorated in light colours with two large Velux windows which allow the light to pour in as well as the patio doors leading to the garden and the further two windows, all in uPVC. The flooring is a wood laminate that continues into the dining space which has room for a large table and a great area for hosting dinner parties. The space could also easily accommodate sitting room furniture if desired. Door leads through to the hallway.





### **UTILITY ROOM 7'5" max x 6'5" apx**

A fantastic space for storage as well as able to house a washing machine and tumble dryer. Wall and base units are a cream laminate with a timber work surface, tiled splashback and a one and a half bowl sink with mixer tap. The floor is a wood laminate and there is a side facing window and a door leading out to the side of the property. The internal door leads to the hallway.



### **DOWNSTAIRS W.C 4'6" apx x 2'5" apx**

A well presented W.C with a white two piece suite comprising of a low level W.C and hand wash basin fitted upon a vanity unit. The window is frosted for privacy and there is timber flooring. A door leads through to the hallway.

### **LANDING 12'9" apx x 9'10" max**

Stairs ascend from the hallway to the first floor landing. There is one frosted pane window allowing in natural light, a useful storage cupboard sits under the second floor stairs and doors lead through to the three bedrooms, bathroom and master bedroom stairs.





**BEDROOM TWO 11'8" max x 8'5" apx**

A fantastic double bedroom offering a good amount of space for freestanding bedroom furniture. The large four paned window has views to the front of the property, the flooring is a wood effect laminate and the door leads through to the hallway.





### **BEDROOM THREE 12'0" max x 5'10" excluding wardrobe**

This double bedroom is currently being used as home office / walk in wardrobe but can comfortably fit a double bed and freestanding furniture if desired. There is one window with a view to the side of the property and a door leads through to the hallway.



### **BEDROOM FOUR 10'5" apx x 9'5" apx**

The fourth bedroom makes a lovely single bedroom as still allows for a range of free standing furniture. The window faces to the rear of the property, with wonderful views over Millennium Green, the flooring is a wood effect laminate and the door leads through to the hallway.



### **BATHROOM 7'9" apx x 6'6" apx**

The bathroom is elegantly decorated with floor to ceiling tiles and a white three piece suite comprising of bath with shower attachment, hand wash basin which sits upon a vanity unit with drawers and cupboard underneath and a low level W.C. The flooring is a parquet style laminate and the ceiling is fitted with spotlights. There is a frosted pane window rear facing window and the door leads through to the hallway.



### **MASTER BEDROOM 18'4" max x 11'2" max**

Stairs ascend from the first floor landing to this superb room. Presented to an exceptionally high standard, this master bedroom sits to the second floor and offers a good amount of space with potential to add in an en-suite or separate dressing room. Velux windows allow in a wonderful amount of light and provide views over the adjoining green space and there are three fitted cupboards alongside space for freestanding furniture. A door leads from the bottom of the stairs through to the hallway.



### **REAR/GARDEN**

This pretty lawned garden offers a wonderful private space to sit outside. The patio area is ideal for garden furniture and there is attractive shrubbery bordering the lawn. On the other side of the wall is the Millennium Green.





### **EXTERNAL FRONT/DRIVEWAY**

An impressive timber gate allows access to the gravelled driveway that is a large space that can comfortably fit two cars. There is a lawned area to the side and planting/shrubbery adds a border in front of the brick wall and fenced boundaries. Paving leads to the front door which is a brightly coloured uPVC door.



## **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 C

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Off road parking

RIGHTS AND RESTRICTIONS: Tree Preservation Order

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 effected the property throughout our vendors ownership.

## **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.

## **PAISELY 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**

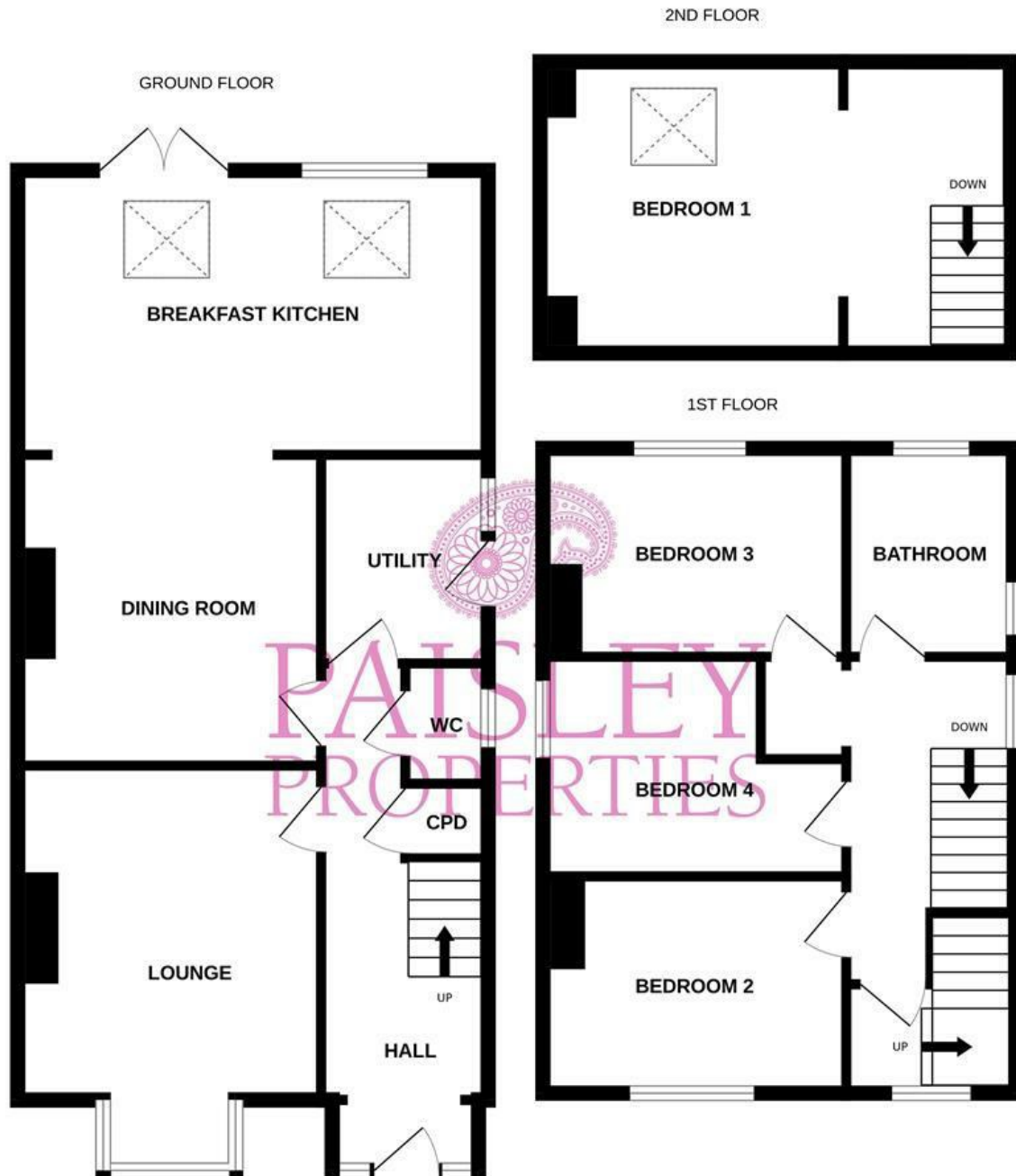
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

**PAISELY 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		74	84
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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