

Retreat Holmfield,
Clayton West HD8 9LZ

OFFERS AROUND
£315,000



THIS VIBRANT THREE BEDROOM DETACHED PROPERTY SITS ON A QUIET STREET
WITH BEAUTIFUL VIEWS OVER THE NEIGHBOURING VALLEY

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

PAISLEY
PROPERTIES

ENTRANCE HALL 15'10" apx x 6'11" max

You enter the property through a stylish uPVC door, with glazing on either side, into this vibrant entrance hallway. There is space for coats and shoes and free standing furniture. A staircase ascends to the first floor landing and an under stairs cupboard provides space to store household items. The hallway boasts natural wood flooring underfoot and doors leading through to the lounge, kitchen diner and downstairs W.C.

**LOUNGE 18'8" apx x 12'5" apx**

This lovely spacious room enjoys many charming features including exposed timber ceiling beams and a superb log burner and high level mantle which is the focal point of the room. There is ample space for free standing furniture and natural light floods the space courtesy of the double patio doors which open onto the garden. A door leads through to the hallway.



DINING KITCHEN 18'8" apx x 11'7" apx

Fitted with wooden wall and base units, ample solid oak work surfaces, wooden splash backs, a belfast sink with unique copper mixer taps; this vibrant kitchen diner also benefits from a Smeg double oven with four ring gas hob, integrated Bosh dishwasher, chrome extractor fan, space for a free standing fridge freezer and plumbing for a washing machine. The room is brightly presented and has dual aspect windows which allows natural light to fill the room and provide far reaching views over the neighbouring countryside to the rear. To one end of the room there is plenty of space for dining room furniture making it a perfect space for family time and/or entertaining. Exposed timber ceiling beams and stunning limestone flooring finishes the room and a timber door leads through to the hallway.



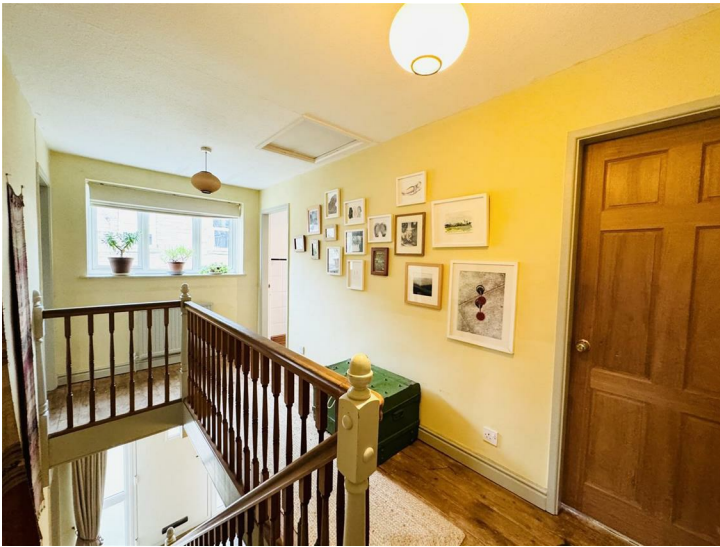
DOWNSTAIRS W/C 7'0" apx x 3'4" apx

This vibrant downstairs cloak room has a low level W.C, pedestal hand wash basin and tiled splashbacks. There is natural wood flooring underfoot and a timber door leads to the hallway.



FIRST FLOOR LANDING 15'3" max x 7'1" max

Stairs ascend from the entrance hallway to the first floor landing which has a front facing window allowing natural light to flood in. Doors lead through to the three bedrooms and house bathroom.



BEDROOM ONE 11'8" apx x 10'4" apx

Located to the rear of the property with a window offering fantastic views over the valley, this good sized double bedroom has plenty of space for free standing furniture and a built in wardrobe with a timber door creates additional storage, practical composite wooden floor runs underfoot. A door leads through to the landing.



BEDROOM TWO 11'6" apx x 9'10" apx

This good sized double bedroom has ample space for free standing bedroom furniture and is currently being used as a home office. This room has a side facing window overlooking the garden and is tastefully decorated, composite wooden flooring runs underfoot. A door leads through to the landing.



BEDROOM THREE 11'5" apx x 8'5" apx

This brightly decorated third double bedroom is a good size and has a useful built in wardrobe with timber door which creates brilliant storage space. There is a side facing window, composite wooden flooring runs underfoot and a door leads through to the landing.



BATHROOM 11'8" max x 7'10" apx

Fitted with a white four piece suite including free standing roll top bath with central taps and hand held shower attachment, corner shower cubicle with an electric chrome fitted shower and sliding glazed doors, pedestal hand wash basin and low level W.C, this stylish bathroom is partially tiled in white wall tiles and has attractive sealed wooden floorplan underfoot. There are two heated towel rails, a large obscure glazed front facing window and a useful airing cupboard. A door leads through to the landing.



GARDEN ROOM / OFFICE

This superb addition to the property offers a versatile additional room which makes the perfect home office. Alternatively it would be a wonderful art/croft/reading/hobby space. It offers light and power and has windows over looking the garden and glazed double doors.



GARDEN

The property benefits from a fully enclosed landscaped rear garden with level lawn and decked seating area. The garden runs up to the property's detached garage and has a mix of stone walling and timber fence boundaries. Immediately adjoining the property there are stone flags, ideal for pots and planters and patio doors lead into the lounge. A gate provides access to the front of the house.



GARAGE

There is a single detached garage with recently fitted, attractive wooden double doors is a perfect additional storage space for any garden furniture or garden equipment



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

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage and on street parking

RIGHTS AND RESTRICTIONS: N/A

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alternations 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 - Sky / 4G

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.

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. *

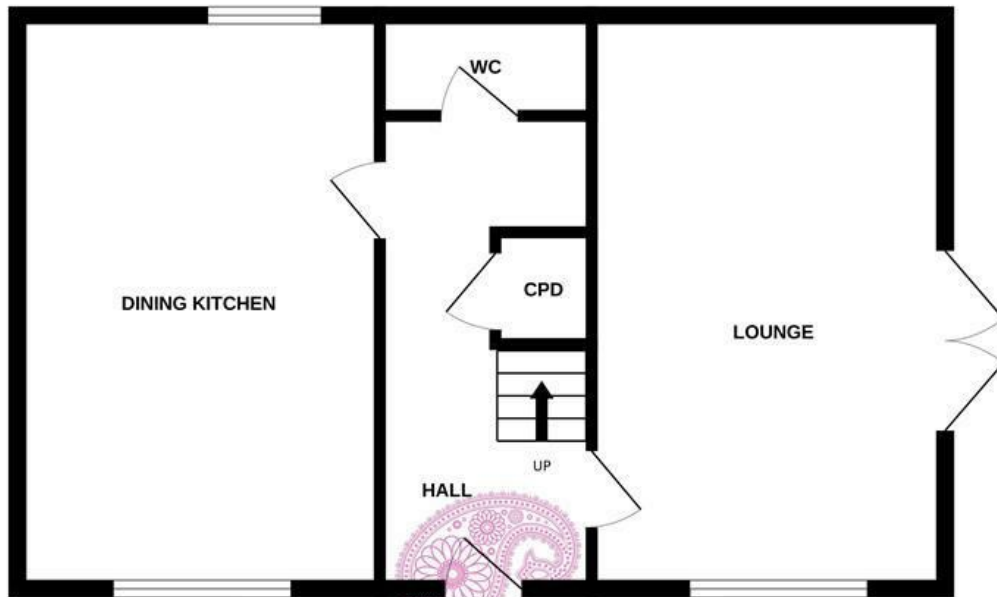
PAISLEY PROPERTIES

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.

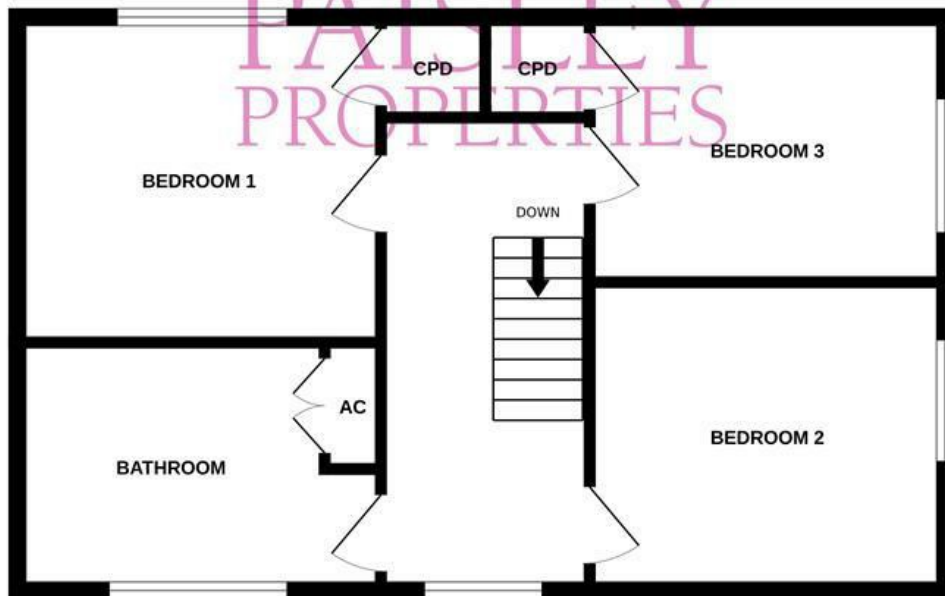
PAISLEY SURVEYORS

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 for a free, no obligation quote or for more information.

GROUND FLOOR



1ST FLOOR



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		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
	83		
	64		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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