67 Ings Mill Drive, Clayton West HD8 9PW

OFFERS AROUND £250,000















THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY SITS IN A CUL DE SAC POSITION AND BENEFITS FROM SPACIOUS ROOM SIZES THROUGHOUT AND BOASTS A PRIVATE ENCLOSED LANDSCAPED GARDEN, FAR REACHING VIEWS TO THE REAR AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY PROPERTIES

ENTRANCE HALLWAY 3′9″ apx x 5′5″ apx
You enter the property through a part glazed uPVC door into a welcoming entrance hallway. Doors lead to the downstairs W.C. and lounge.





DOWNSTAIRS W.C. 3′4″ apx x 5′1″ apx max
Handily located just inside the entrance to the property, this well presented downstairs W.C. is fitted with a white low level toilet and matching pedestal hand wash basin with chrome taps and a tiled splashback. Grey wood effect vinyl flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the entrance hallway.



LOUNGE 17'9" apx x 10'4" apx max
Flooded with natural light courtesy of a bay window to the front and a side window besides being open to the dining room, this generous tastefully decorated lounge has a gas fire in a white timber surround with a marble hearth as a focal point. There is plenty of space for lounge furniture and practical fitted storage under the stairs. A carpeted staircase ascends to the first floor, a large opening leads into the dining room and a door leads to the entrance hallway.





DINING ROOM 8'9" apx x 10'7" apx max
This charming dining room is light and airy due to a sliding patio door allowing generous amounts of natural light to enter and being open to the lounge gives it a feeling of space. A door leads to the kitchen.





KITCHEN 10'7" apx x 8'7" apx max
Positioned to the rear of the property with a window looking out to the garden and countryside beyond, the kitchen is fitted with a range of oak base and wall units, square edge dark laminate worktops and upstands and a one and a half bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise of a gas hob with a black glass splashback behind and a concealed extractor fan over and an electric double oven. There is space for a tall fridge freezer and plumbing for a washing machine. A spotlight bar to the ceiling and dark grey tile effect laminate runs underfoot. An exterior uPVC door leads to the side of the property and a door leads to the dining room.





FIRST FLOOR LANDING 10'11" apx x 5'5" apx max
A carpeted staircase with a varnished wood balustrade ascends to the first floor landing which is flooded with natural light from a side facing obscure window, has a large storage cupboards and a hatch allowing access to the loft which is boarded with light and power. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 9'9" apx x 10'3" apx max
Located to the rear of the property with stunning countryside views towards Emley Moor mast visible over the rooftops from its window, this fabulous neutrally decorated double bedroom benefits from fitted wardrobes to one wall. There is space to accommodate further items of bedroom furniture. A door leads to the landing.




BEDROOM TWO 11'5" apx x 8'8" apx max
A second double bedroom can be found to the front of the property with a large window looking out to the quiet cul de sac, it is once again neutrally decorated and fully fitted with white bedroom furniture incorporating wardrobes and a dressing table with cupboards too. A door leads to the landing.




BEDROOM THREE 8'2" apx x 8'9" apx
Also located to the front of the property with a window looking out to the quiet cul de sac, is this L-shaped single which has room to accommodate a single bed and associated items of bedroom furniture and is stylishly decorated as a child's bedroom currently. A door leads to the landing.





HOUSE BATHROOM 7'3" apx x 7'2" apx max
This contemporary bathroom is fitted with a white three piece suite comprising a L-shape bath with a glass screen and thermostatic waterfall mixer shower over, a pedestal wash basin with mixer tap and a low level W.C.. The room is partially tiled with grey tiles to the bathing area and there is wood effect vinyl flooring underfoot. Spotlights to the ceiling and a radiator with towel rail over completes the room.





EXTERIOR
To the front of the property is an open garden space which is laid to lawn and a driveway runs down the side of the property to the rear garden. The garden is fully enclosed and beautifully landscaped to include a raised patio area closest to the house perfect for garden furniture, steps lead down to the lower garden which has a manicured lawn with beautiful planted flower beds and a further patio area with space for a shed.









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:
Driveway

RIGHTS AND RESTRICTIONS:

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

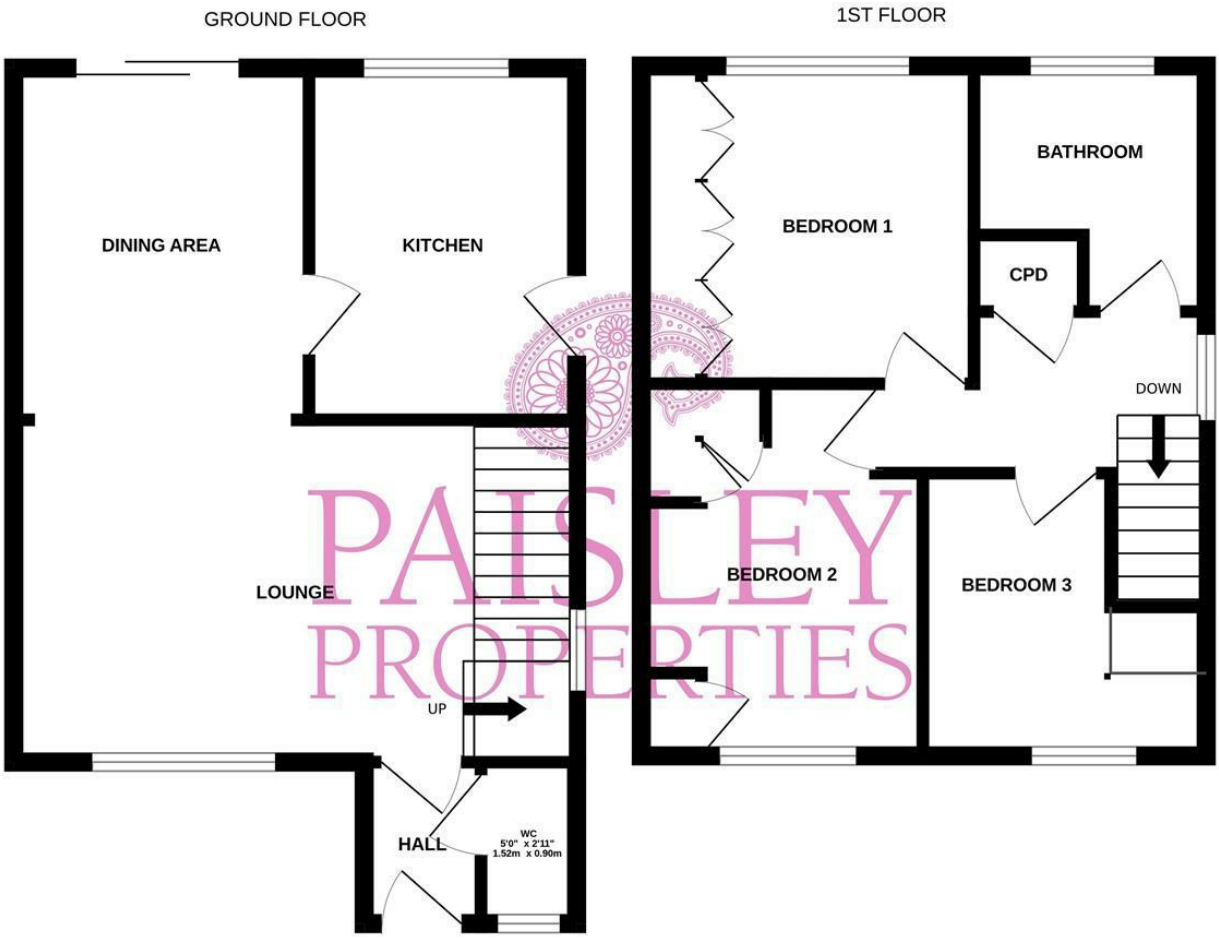
ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.

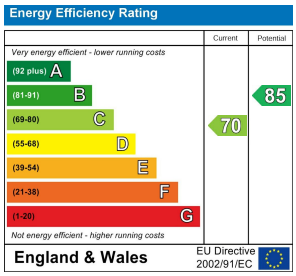
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

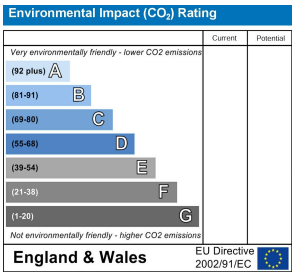
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk 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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