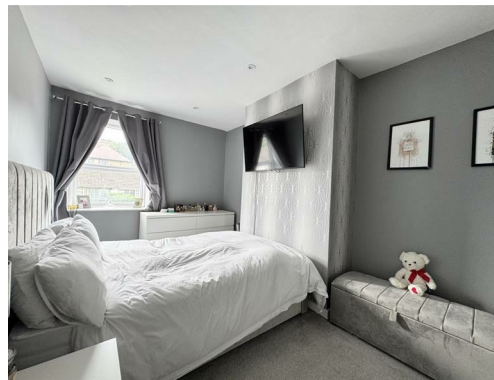


18 Spring Grove,
Clayton West HD8 9HH

OFFERS AROUND
£225,000



THIS WELL PRESENTED THREE BEDROOM STONE BUILT TERRACED COTTAGE IS DECEPTIVELY SPACIOUS AND INCLUDES A LARGE DINING KITCHEN, MODERN BATHROOM, LANDSCAPED ENCLOSED REAR GARDEN AND LOW MAINTENANCE FRONT GARDEN.
FREEHOLD / COUNCIL BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed composite door into a welcoming hallway which has space to remove your coats and shoes on arrival. Neutrally decorated with attractive panelling to the walls and grey wood effect laminate flooring running underfoot. Doors lead to the lounge and under-stairs cupboard/cellar. A doorway leads to the dining kitchen.

LOUNGE 14'9" apx max x 11'8" apx max

Flooded with natural light from its large window overlooking the street, this cosy lounge is located to the front of the property and is the ideal place to sit and relax with friends and family. A media wall has been installed to the chimney breast with a modern electric fire and space for a wall mounted TV. There are alcoves to either side of the chimney breast creating perfect homes for freestanding items of furniture. The room is neutrally decorated with pale grey carpet underfoot. A door leads to the entrance hallway.



DINING KITCHEN 14'9" apx max x 12'7" apx max

Situated to the rear of the property with views over the lovely garden from its window, this spectacular dining kitchen has been recently fitted and includes a range of light grey wall and base units, solid oak work surfaces, white tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include a four ring induction hob, stainless steel extractor fan, electric oven and there is space/plumbing for an American style fridge freezer, washing machine and tumble dryer. To one side of the kitchen there is a breakfast bar allowing for informal dining. Spotlights and beams to the ceiling and laminate flooring underfoot complete the room. A uPVC door opens to the garden, a doorway leads to the hallway and a staircase ascends to the first floor.





FIRST FLOOR LANDING

Stairs ascend from the kitchen to the first floor landing which is surprisingly spacious and has doors to the three bedrooms and bathroom. A loft hatch provides access into the loft space.

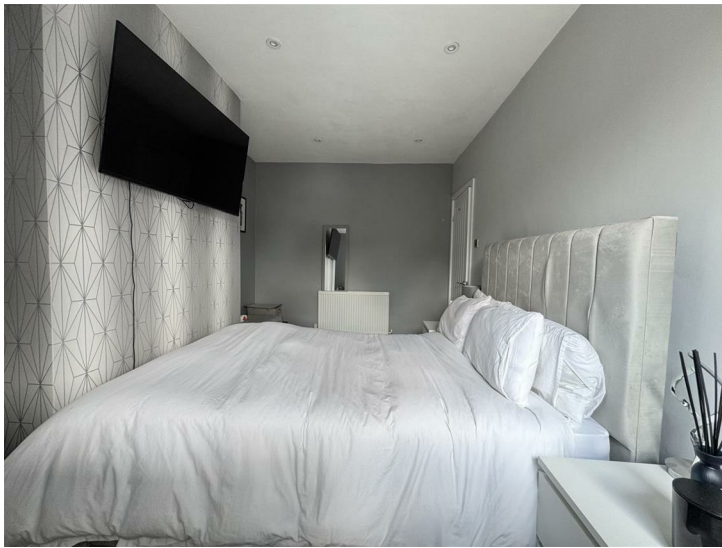
BEDROOM ONE 14'6" apx max x 9'2" apx max

This good sized double bedroom has an abundance of space for freestanding furniture and has a chimney breast with alcoves adding a dash of character to the room. A front facing window overlooks the street, there is carpeted flooring, spot lighting and tasteful décor throughout. A door leads to the landing.



BEDROOM TWO 14'6" apx max x 9'4" apx max

Another generously sized double bedroom which is bright and airy courtesy of the large rear facing window. This room also has a chimney breast with alcoves and still ample space for furniture. There are spot lights, carpets and a door leads to the landing.



BEDROOM THREE 11'2" apx max x 6'0" apx max

Currently used as a walk in wardrobe, this versatile room can accommodate a single bed or could alternatively make a great child's room, hobby room or home office for those that work from home. There is a front facing window, carpeted flooring and spot lights to the ceiling. A door leads to the landing.



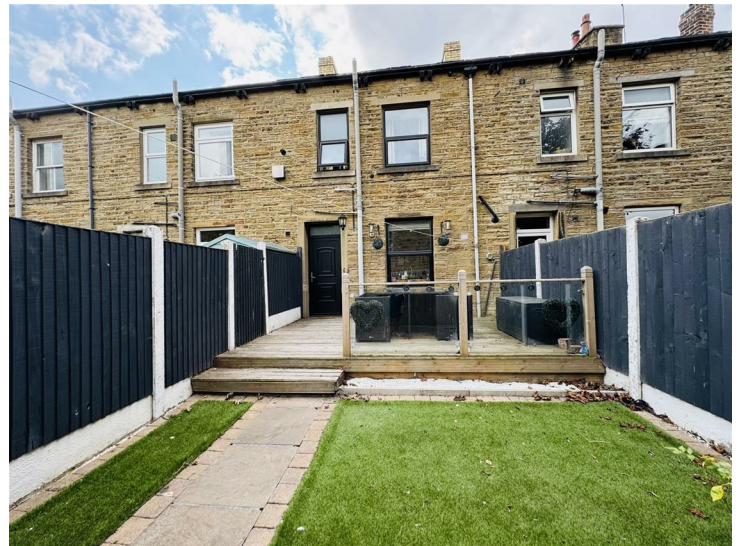
HOUSE BATHROOM 7'6" apx max x 5'10" apx max

A contemporary house bathroom fitted with a three piece white suite comprising of a bath with rainfall style shower over and handheld attachment, vanity hand wash basin and low level WC. The room is fully tiled with stylish grey wall tiles, there is complimentary grey laminate flooring and spot lights. A rear facing obscure glazed window fills the room with light and a door leads to the landing.



REAR GARDEN

To the rear of the property there is a beautiful enclosed garden which has a large decked area adjoining the property allowing for al-fresco dining and entertaining. A couple of steps lead down to an artificial lawned area and patio which could house a shed if desired. There is plenty of opportunity to put pots and planters out to add a splash of colour to the garden and a gate leads out to the side.



FRONT GARDEN

To the front of the property there is a low maintenance enclosed stone patio which has a pebbled flowerbed with well stocked shrubs and plants and there is space for bins too.

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 B

PROPERTY CONSTRUCTION:
Standard brick and block - Stone

PARKING:
On Street Parking

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 100Mbps

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.

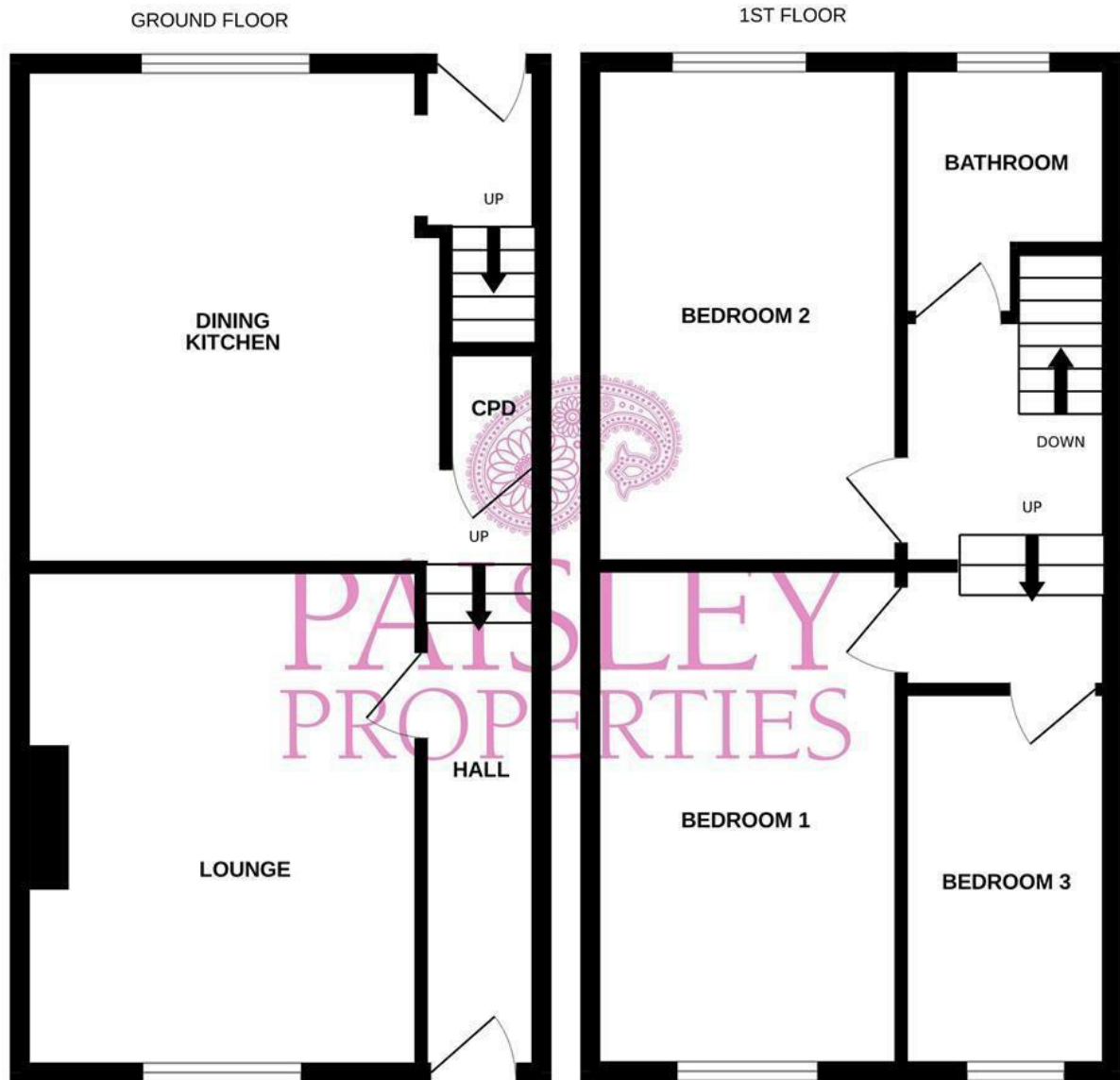
PAISLEY MORTGAGES

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 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.



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		90
(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 EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
England & Wales EU Directive 2002/91/EC		

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