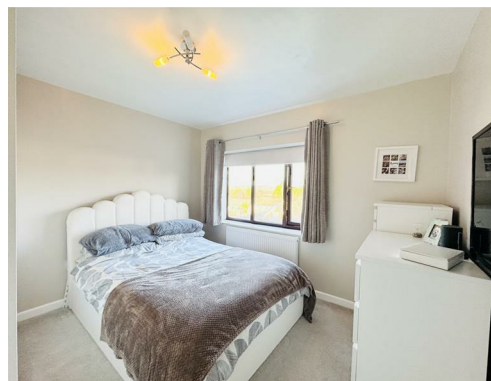


73 Ings Mill Drive,  
Clayton West HD8 9PW

OFFERS AROUND  
£285,000



LOCATED AT THE TOP OF A POPULAR VILLAGE CUL-DE-SAC, THIS SUPERB THREE BEDROOM SEMI DETACHED FAMILY HOME IS READY TO MOVE INTO AND INCLUDES A LONG DRIVEWAY, DETACHED SINGLE GARAGE AND ENCLOSED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY  
PROPERTIES

## KITCHEN 17'10" apx x 10'8" apx



You enter the property through a part glazed UPVC door into this welcoming open plan kitchen which is fitted with light grey gloss wall and base units, attractive marble effect grey work surfaces and splashbacks and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include a newly fitted electric oven, induction hob and concealed extractor fan over. There is space and plumbing for a washing machine and dishwasher. Laminate flooring runs underfoot and continues into the conservatory. The kitchen boasts natural light from the adjacent conservatory/dining area. A square opening leads to the conservatory and a door leads to the lounge.

## CONSERVATORY / DINING ROOM 16'6" apx x 9'4" apx



Spanning the width of the property, this fabulous addition is the heart of the home. Currently used as a dining area and additional living space with lovely views over the garden. An opening leads back through to the kitchen and double patio doors open onto the rear garden.

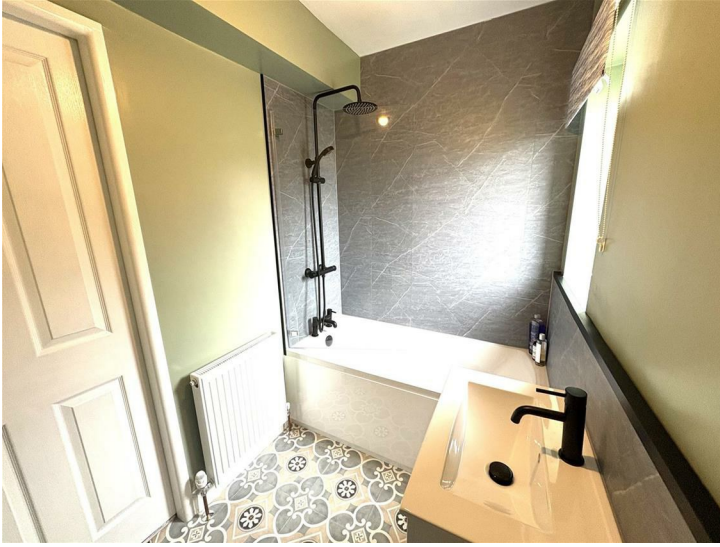


**LOUNGE 14'10" apx x 10'6" apx**



Flooded with natural light from its large window which overlooks the front garden, this cosy lounge is decorated in soft, neutral tones and has a handy under-stairs cupboard which provides excellent space to store household items. Doors lead to the hallway and kitchen.

## DOWNSTAIRS BATHROOM 7'4" apx x 4'11" apx



Just recently installed, this contemporary bathroom is fitted with a three piece white suite comprising a bath with a waterfall black shower over and protective glass screen, a vanity unit with an integral basin and black mixer tap and a low level WC. Grey marble effect aquaboards adorn the walls and there is attractive patterned vinyl flooring underfoot. An obscure window allows natural light to flood in and a door leads to the hallway.

## FIRST FLOOR LANDING



Stairs ascend from the downstairs hallway to the first floor landing which has a side facing window, loft hatch and useful airing cupboard. Doors lead to the three bedrooms and house bathroom.

### BEDROOM ONE 9'9" apx x 10'9" apx



Positioned to the rear of the property, this superb double bedroom is bright and airy courtesy of the large rear facing window which fills the room with light. It has plenty of space for freestanding furniture and a door leads to the landing.

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



Another generously sized double bedroom this time situated to the front of the property with views over towards Emley Moor mast from its window. There is ample space for bedroom items, tasteful décor and a door leads to the landing.

### **BEDROOM THREE 7'6" apx x 8'3" apx**



This lovely single bedroom includes fitted storage cupboards to the bulkhead and has a good amount of space. Currently being used as a nursery but also has ample space for a single bed or office furniture. A front facing window provides a pleasant outlook over the cul-de-sac and a door leads to the landing.

## HOUSE BATHROOM 7'5" max x 6'8" max



Fitted with a contemporary three piece white suite including a bath with hand shower, low level W.C and pedestal hand wash basin. The walls are partially tiled with modern grey tiling, there is complementary mosaic tiled flooring, spot lighting and a rear facing obscure glazed window floods the room with light. A door leads to the landing.

## REAR GARDEN



To the rear of the property there is a beautiful garden which is fully enclosed by boundary fencing. The garden also houses the property's home office. The garden gate provides access to the front of the property.

## GARDEN OFFICE / ROOM



This superb addition to the property offers a versatile additional room which makes the perfect home office. Alternatively it would be a wonderful art/craft/reading/hobby space. It is fully fitted with light and power, has windows overlooking the garden and glazed double doors.

## FRONT, GARAGE AND DRIVEWAY

To the front of the property there is an open lawned area and a path which leads to the entrance to the property and side gate to the rear garden. A long driveway runs along the side of the property providing lots of off road parking for vehicles and sits in front of a detached single garage which has an up and over 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:  
Garage / Driveway

RIGHTS AND RESTRICTIONS:  
N/A

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:

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.  
The current owners have architect plans for converting the conservatory into a proper room and have applied for building control approval.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to 100 Mbps

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

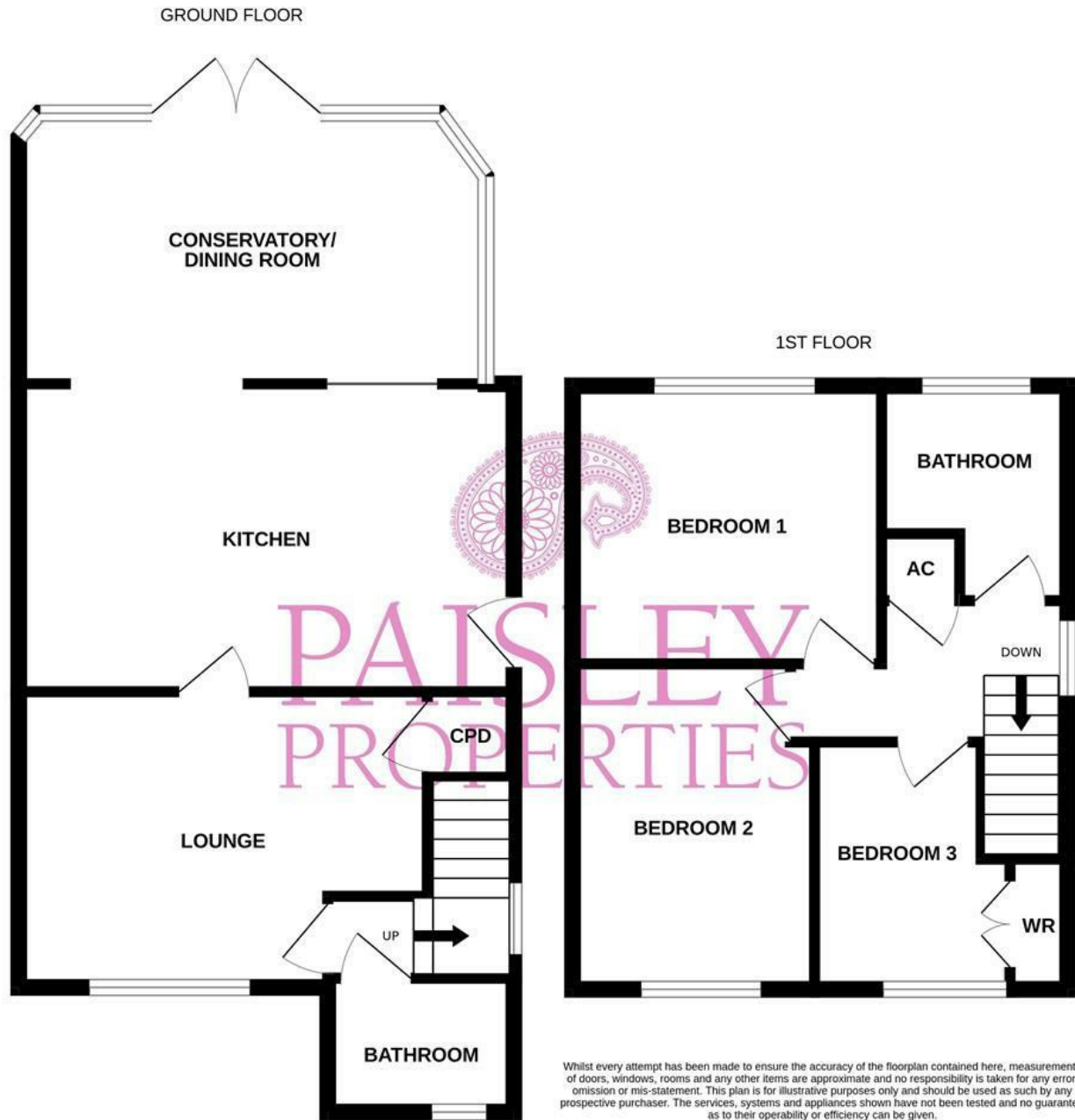
## **PAISLEY MORTGAGES**

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

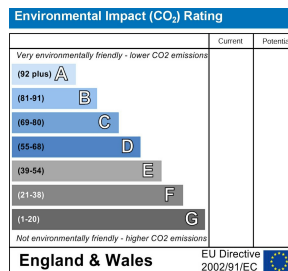
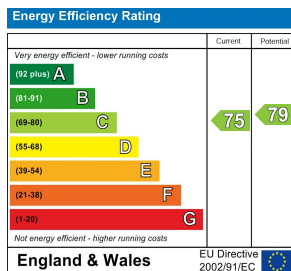
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY PROPERTIES**

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.



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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