

3 Post Office Row,  
Clayton West HD8 9HE

OFFERS AROUND  
£200,000



THIS FOUR BEDROOM STONE COTTAGE SITS IN A PRIVATE TUCKED AWAY POSITION AND HAS FRONT AND REAR GARDENS. THERE IS ON STREET PARKING ON CHAPEL HILL.

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

PAISLEY  
PROPERTIES



**ENTRANCE HALL 4'10" apx x 3'11" apx**

You enter the property through a part glazed uPVC door into this useful hallway. There is space to remove coats and shoes, a staircase ascends to the first floor landing and a door leads to the lounge.

**LOUNGE 13'3" apx x 12'11" max**

This large living room provides ample space for a range of freestanding furniture alongside attractive built in cabinetry to one alcove. There are pretty exposed timber ceiling beams and a chimney breast of which a feature fireplace with decorative recess sits. A front facing window looks out over the garden, a door leads to the entrance hall and a further doorway leads to the dining kitchen.







### **DINING KITCHEN 15'10" apx x 7'11" apx**

This spacious dining kitchen runs the full width of the property and is fitted with wood wall and base units, roll top work surfaces, tiled splashbacks and a one and a half bowl sink and drainer with mixer tap over. There is a fitted electric oven, four ring electric hob, integrated fridge and space for a washing machine. There is plenty of room to accommodate a dining table and chairs, a rear facing window and uPVC door which leads out to the yard. Tiled flooring completes the room, a door leads to the cellar the opening provides access back into the lounge.







**CELLAR 9'3" apx x 7'1" apx plus inset shelving**

A superb space this vaulted cellar with stone shelving and work bench offers addition storage or has the potential to be transformed into a wonderful utility area. There is light and power. Steps lead back up to the kitchen.





## **FIRST FLOOR LANDING**

Stairs rise from the entrance hall to this split level landing. An over stairs cupboard offers handy storage and from within this cupboard there is access to the loft via a ceiling hatch. Doors lead to the four bedrooms and shower room.

Please note the loft is insulated with spray foam, the vendor is in possession of a warranty, an insurance backed guarantee and certificates relating to the product and its installation. The Royal Institute of Chartered Surveyors ([www.rics.org](http://www.rics.org)) and the National Insulation Association ([www.nia-uk.org](http://www.nia-uk.org)) state that the presence of such documents greatly aid any survey of the insulation

## **BEDROOM ONE 13'3" apx x 12'10" max**

This generously sized bedroom has an abundance of space for a range of freestanding bedroom furniture. The room is tastefully decorated, has a front facing window and a built in storage cupboard to one corner which also neatly houses the property's central heating boiler. A door leads to the landing,







**BEDROOM TWO 8'0" apx x 7'1" extending to 8'11".**

This well presented bedroom can accommodate a three quarter bed and chest of drawers comfortably and has a rear facing window with fantastic far reaching views over the rooftops. A door leads to the landing.



**BEDROOM THREE 13'2" max x 7'4" max**

Positioned to the front of the property is this L shaped room which can house a double bed and wardrobes. There is a front facing window overlooking the garden and a door which leads to the landing.





### **BEDROOM FOUR 7'11" max x 6'10" max**

This fourth bedroom is currently being used as a study but would also make a lovely child's bedroom, guest room or hobby room. There is a rear facing window with roof top views and a door which lead to the landing.

### **SHOWER ROOM 6'3" apx x 4'9" apx**

Fitted with a contemporary three piece suite including double shower with glazed screen, hand wash basin with mixer tap which sits upon a white vanity unit and a low level W.C this stylish room is partially tiled, has spot lighting, an obscure glazed rear facing window, chrome heated towel rail and vinyl flooring. A door leads to the landing.



### **FRONT GARDEN**

This pretty cottage garden is laid with paving, gravel and decking creating charming seating areas in between space for pots/planters and a raised flower bed. A stone pathway leads up to the front door and down the side of the property to the rear yard.





## **REAR YARD**

To the rear of the property is an additional seating area which catches the evening sun and adjoins the kitchen making it ideal for outdoor dining.







## **MATERIAL INFORMATION**

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND: Kirklees Band A

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: On street parking

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alternations to the property. There are no known structural defects to the property.

The property contains spray foam insulation

### **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.

### **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 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. \*



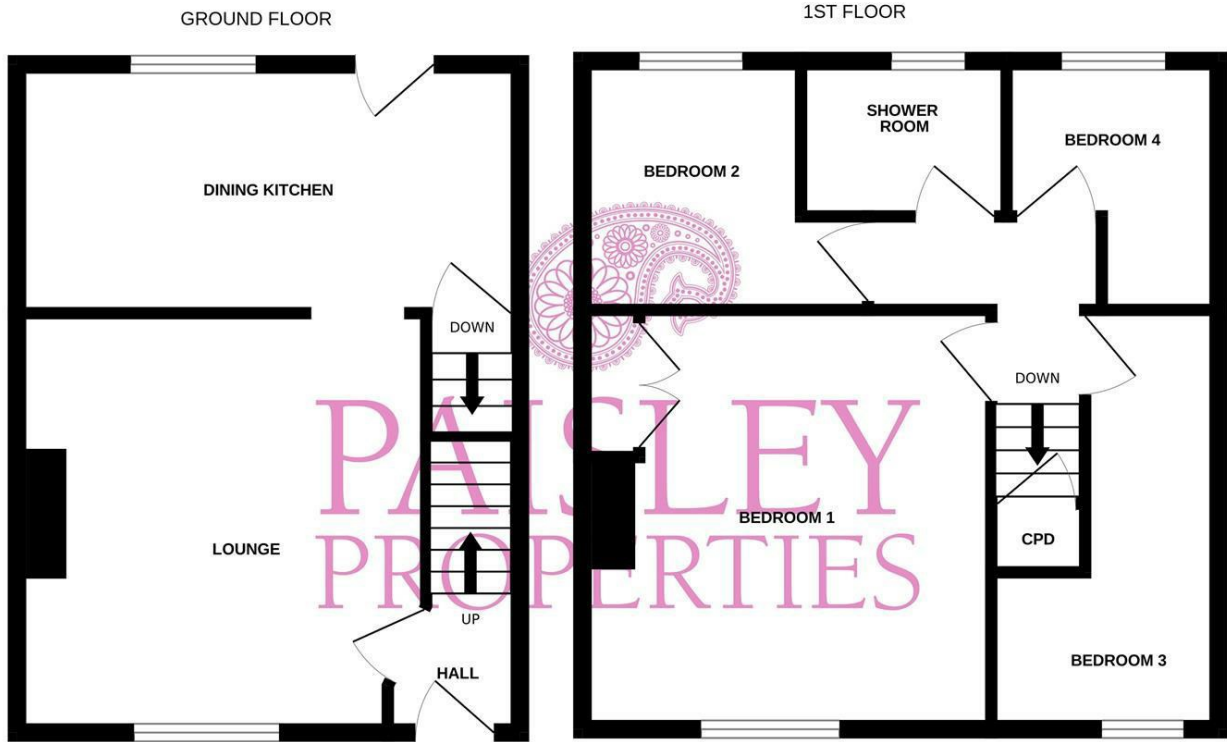
**PAISLEY PROPERTIES**

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.

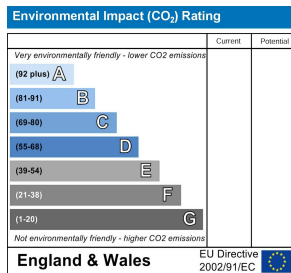
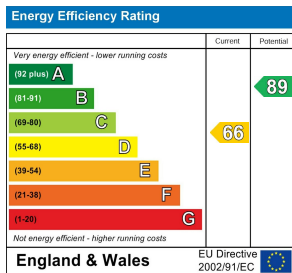
**PAISLEY SURVEYORS**

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](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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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
 17 Commercial Road,  
 Skelmanthorpe, HD8 9DA  
 t: 01484 443893

**Almondbury Office:**  
 75-77 Northgate,  
 Almondbury, HD5 8RX  
 t: 01484 443922

**Mapplewell Office:**  
 4 Blacker Road,  
 Mapplewell, S75 6BW  
 t: 01226 395404

