

33a Church Lane,
Clayton West HD8 9LY

OFFERS AROUND
£375,000



THIS SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITS ON A PLOT WITH
FRONT AND REAR GARDENS AND SIDE DRIVEWAY.

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

PAISLEY
PROPERTIES

ENTRANCE PORCH 4'11" apx x 3'11" apx

You enter the property through a uPVC oak effect door into this handy entrance porch which has a built in bench, ideal for sitting and removing outdoor shoes and space to hang coats. There is practical fitted matting to the floor and a part glazed door opens to the hallway.

HALLWAY 12'4" max x 10'3" max

This L shaped hallway sits in the centre of the home with doors leading to the dining kitchen, three bedrooms, house bathroom and store cupboard. The space is finished with wood effect laminate flooring.

**DINING KITCHEN 17'4" apx x 10'0" apx**

Fitted with cream shaker style wall and base units, black granite effect roll top work surfaces, tiled splash backs and a ceramic sink with mixer tap this kitchen also has space for a free standing range style cooker, fridge freezer, washing machine and dishwasher. The room has ample space to accommodate a dining table and chairs, a rear facing window overlooking the garden and vinyl wood effect flooring. An external uPVC door opens to the rear patio and part glazed doors lead to the hallway and lounge.



LOUNGE 24'0" apx x 12'5" apx

Spanning the full depth of the property this generously sized living room provides plenty of space for a range of furniture and has an electric fire sitting within an ornate fireplace which creates a lovely focal point. There is a lot of natural light courtesy of the front facing window and rear patio doors with side glazing. The room is neutrally decorated and has a part glazed door leading to the dining kitchen.



BEDROOM ONE 18'2" apx x 8'10" apx

This well proportioned double bedroom is flooded with natural light and has views over the garden from the dual aspect windows and patio doors which open to a private little seating area. There is a built in wardrobe, stylish decor and wood effect laminate flooring. A door leads to the hallway.



BEDROOM TWO 13'5" apx x 10'11" apx

Another good sized double bedroom this room sits to the rear of the property with a window overlooking the garden. There is space for freestanding bedroom furniture, neutral decor, and a door leads to the hallway.



BEDROOM THREE 11'6" apx x 8'7" apx

Positioned to the front of the bungalow this third double bedroom is nicely decorated and has a window overlooking the lane. The room can accommodate a range of furniture and has a door leading to the hallway.



BATHROOM 8'10" apx x 8'1" apx

Comprising of a four piece modern white suite including bath, double walk in shower cubicle with mains fed shower, pedestal hand wash basin and low level W.C this bathroom also benefits from attractive wall tiles. A front facing obscure glazed window, wood effect flooring and door which leads to the hallway complete the room.



STORE CUPBOARD

This handy storage cupboard is perfect for household items and also neatly houses the property's central heating boiler.

FRONT

The bungalow sits behind a lawned garden to one side with mature shrub and fence borders, and a pebbled area to the other side which could be converted into additional parking if required with little work. A central path leads up to the front door and separates the two areas, and continues round one side of the property.

DRIVE

The bungalow benefits from a side driveway providing off road parking.



REAR GARDEN

Tucked away, this good sized rear garden has two patio seating areas, a level lawn and well stocked borders and is a wonderful place to sit and enjoy.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND E

PROPERTY CONSTRUCTION: YORKSHIRE STONE

PARKING: N YES

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile - DONT HAVE BROADBAND

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: There is a tree preservation on the two trees.

FLOOD & EROSION RISK: NOT KNOWN

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: There is planning permission passed for a three bedroom detached house in the adjoining plot and also for one of the large trees to be removed.

PROPERTY ACCESABILITY & ADAPTATIONS: N/A

COAL AND MINEFIELD AREA: CLAYTON WEST IS A KNOWN MINING AREA

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.

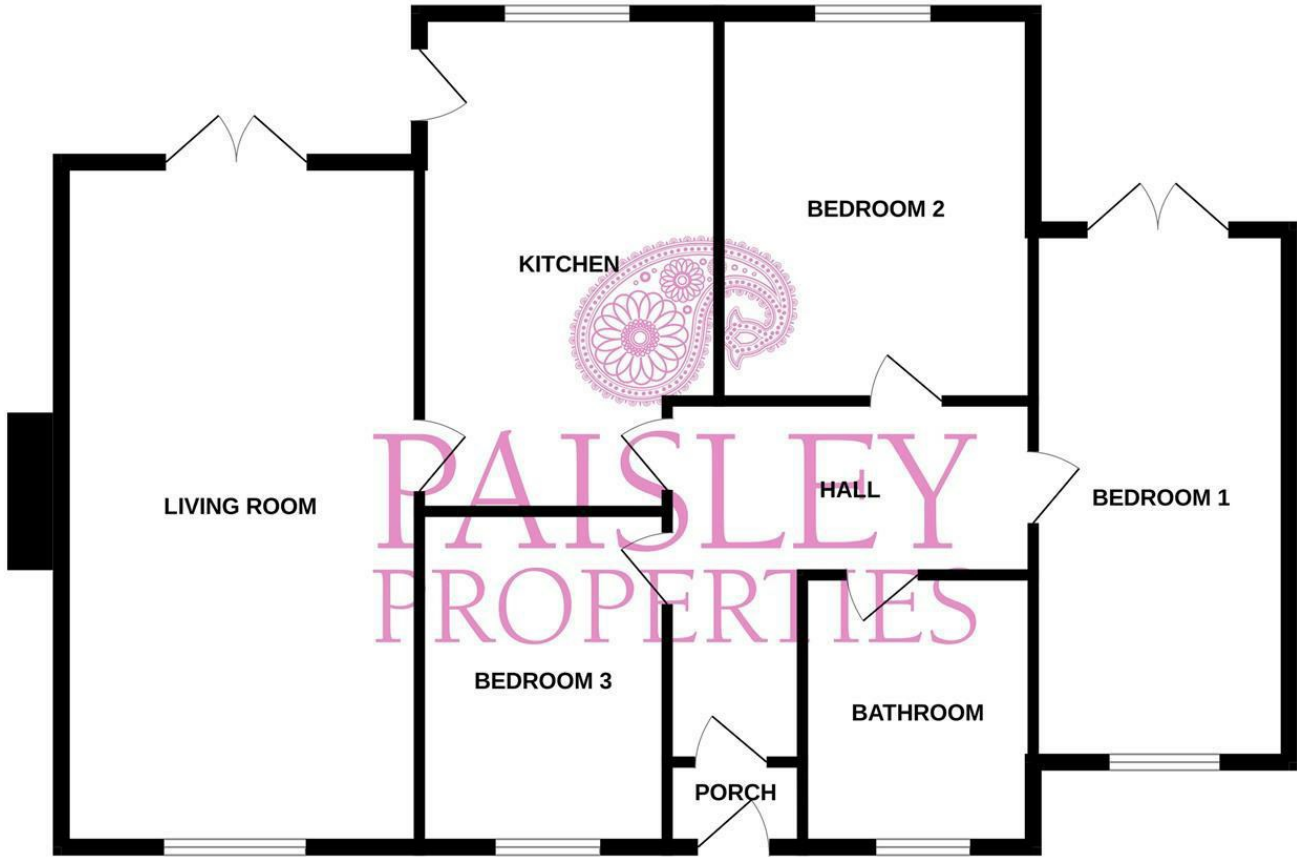
PAISLEY MORTGAGES

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.

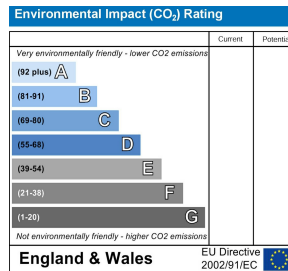
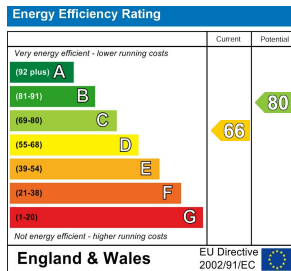
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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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

