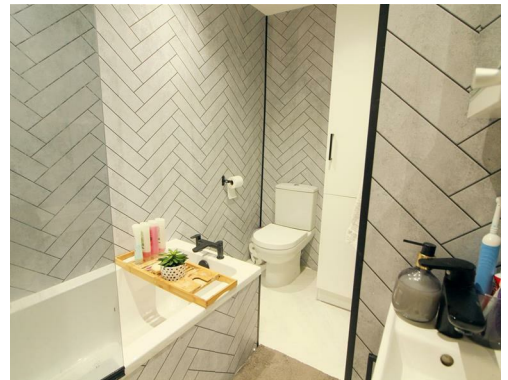


4 School Terrace,
Clayton West HD8 9NA

£120,000



****TO BE SOLD WITH A SITTING TENANT****

THIS ONE BEDROOM TERRACE PROPERTY HAS UNDERGONE SOME MODERNISATION AND NOW OFFERS BRIGHT AND FRESH LIVING ACCOMMODATION ALONGSIDE OFF ROAD PARKING/ LOW MAINTENANCE PEBBLED GARDEN.

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

PAISLEY
PROPERTIES

LIVING KITCHEN

You enter the property through a uPVC door into the living room. Nicely presented and decorated in neutral tones, this living area has space to accommodate free standing furniture and a front facing window lets in plenty of light. The kitchen is positioned to the rear of the room and has fitted white wall and base units, roll top work surfaces, tiled splash backs, stainless steel sink and drainer, fitted electric oven and four ring hob. There is space for an under unit fridge. Doors lead to the cellar and staircase.



CELLAR

Down stone steps there is a useful cellar which has tiled flooring, lighting and power. There is a work surface and plumbing for a washing machine.

FIRST FLOOR LANDING

From the living room stairs ascend to the first floor landing which has doors through to the bedroom and bathroom. There is a handy storage cupboard which is ideal for towels and linen and there is access to the loft space through a ceiling hatch.

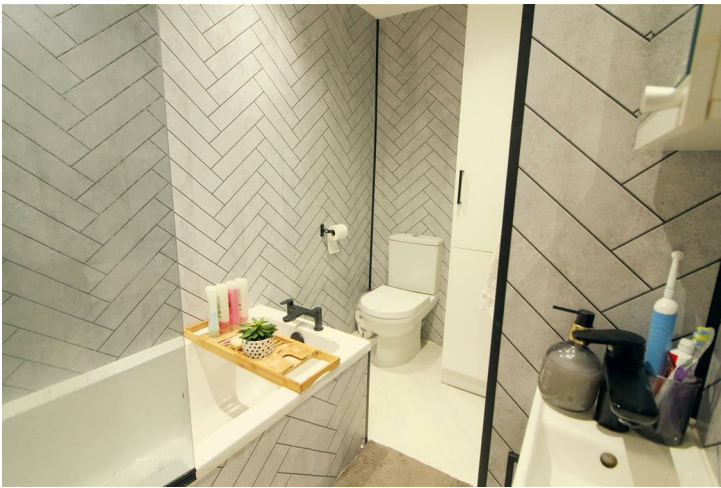
BEDROOM 14'11" max x 9'7" max

Running the depth of the property with dual aspect windows, this double room is light, airy and decorated in neutral tones. There are lovely views from the front window over towards Emley and a door leads onto the landing.



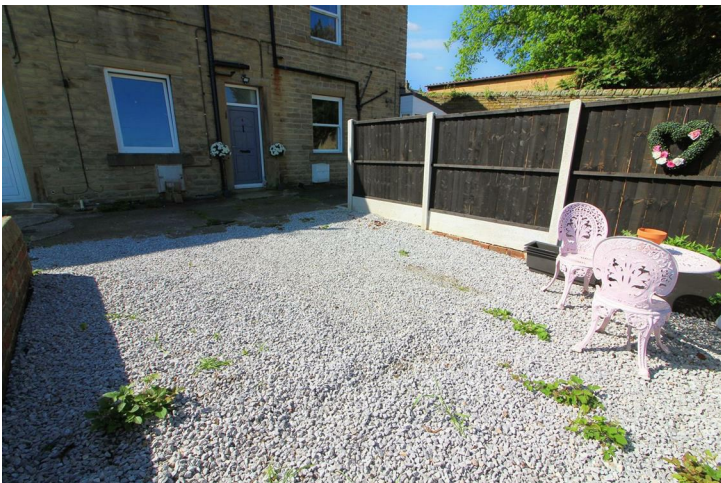
BATHROOM 5'3" max x 8'9" max

This contemporary bathroom is fitted with a three piece white suite including a bath with rainfall style shower and handheld attachment, low level WC and vanity hand wash basin. There are attractive grey bathroom wall panels, contrasting vinyl flooring and spot lights to the ceiling. A cupboard neatly houses the property's combination boiler and a door leads to the landing.



FRONT/PARKING

To the front of the house there is a pebbled area which could be used as a low maintenance garden providing space for outdoor furniture, pots and planters or alternatively can be used as off road parking if required.





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 A

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Off road parking space

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.

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 100 mbps

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 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.

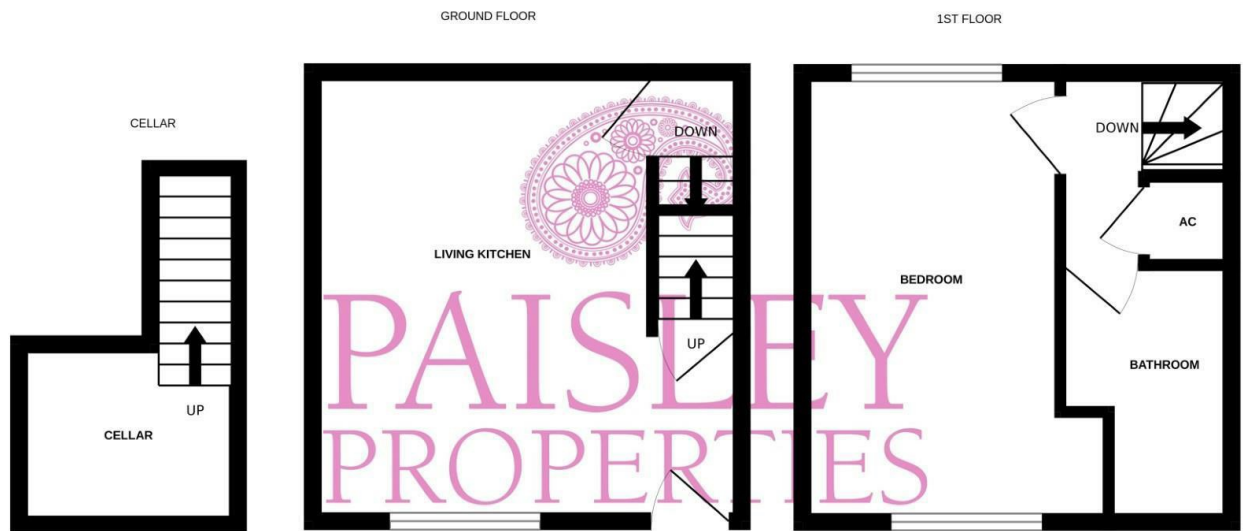
PAISLEY SURVEYORS

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 for a free, no obligation quote or for more information.

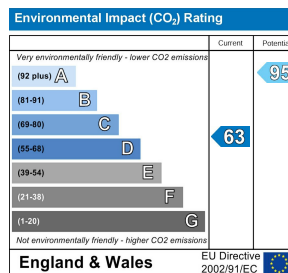
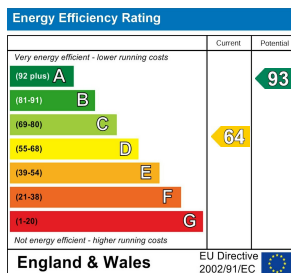
PAISLEY MORTGAGES

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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