

1 Post Office Row,
Clayton West HD8 9HE

OFFERS AROUND
£220,000



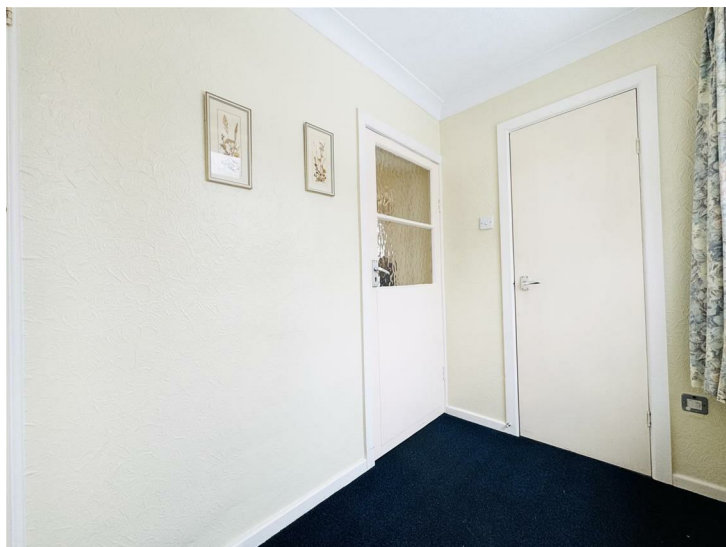
****NO ONWARD CHAIN** THIS CHARMING STONE BUILT END TERRACE PROPERTY HAS BEEN WELL LOVED OVER THE YEARS AND IS NOW SIMPLY RIPE FOR MODERNISATION. IT BOASTS A WRAP AROUND GARDEN, GREENHOUSE, GARAGE AND DRIVEWAY PARKING.**

FREEHOLD/ COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE PORCH 4'9" x 8'11" max

You enter the property through a part glazed timber door into a large welcoming porch. A large cupboard offers storage for larger household items and doors lead to the breakfast kitchen and downstairs W.C..



DOWNSTAIRS W.C. 5'0" x 2'10" max

Handily located just inside the entrance to the property is this guest W.C. which is fitted with a white low level W.C. and matching pedestal wash basin. Wood effect laminate runs underfoot. A high level obscure window allows natural light to enter and a door leads to the porch.



BREAKFAST KITCHEN 15'10" x 7'8" max

Located to the rear of the property with two windows allowing natural light to flood in, this breakfast kitchen is fitted with a range of timber base and wall units, mottled laminate worktops, tiled beige splash backs and a cream single bowl sink and drainer with mixer tap. There is a freestanding cooker with an extractor fan over and spaces for a washing machine, tumble dryer and under counter fridge. Underfoot is wood effect laminate flooring to the kitchen area whilst the dining portion of the room, where there is space for a small dining table, has carpet. Doors lead to the porch, cellar and lounge.



CELLAR 10'1" x 8'11" max

A stone carpeted staircase leads from the kitchen to the cellar which is a fabulous dry space with stone alcoves for storing items. The cellar has both light and power.



LOUNGE 13'4" x 12'8" max

Bathed in natural light from a large front facing window the lounge is of a good size and has an electric fire with a dark slate hearth as a focal point. Alcoves to either side of the chimney breast make perfect homes for freestanding furniture items and there is ample space for lounge furniture too. Doors lead to the breakfast kitchen and stairs vestibule.



STAIRS VESTIBULE 5'5" x 3'5" max

The stairs vestibule is a good sized space where there is room to remove outdoor clothing if entering the property via the front door. A carpeted staircase ascends to the first floor. Doors lead to the lounge, downstairs bedroom/ dining room and front porch.

FRONT PORCH 4'10" x 2'4" max

A welcome addition to the house is this compact porch which protects the hallway from draughts and is finished with painted wood cladding to the walls and quarry tiles underfoot. Secure timber doors lead to the stairs vestibule and front of the property.

DINING ROOM / DOWNSTAIRS BEDROOM 8'11" x 9'11" max

With a window looking out to the front of the property, this versatile room could be used as a ground floor bedroom, home office or as a formal dining room. There is an abundance of space to accommodate furniture. A door leads to the staircase vestibule.



FIRST FLOOR LANDING 3'11" x 2'9" max

A carpeted staircase ascends to the first floor landing which is light and airy courtesy of a side facing window. A cupboard over the stairs allows access into the loft space. Doors lead to the two bedrooms and house bathroom.

BEDROOM ONE 11'9" x 13'2" max

This fantastically spacious main bedroom is located to the front of the property with plenty of built in storage cupboards, one of which houses the property's boiler. There is ample space for further items of freestanding bedroom furniture. A door leads to the landing.



BEDROOM TWO 7'10" x 11'5" max

Located to the front of the property is this second bedroom which is of a good size. There is ample space for a single bed and other items of associated bedroom furniture.



HOUSE BATHROOM 4'8" x 8'1" max

This modern bathroom is fitted with a three piece cream suite with mahogany accessories comprising of a low level W.C, pedestal wash basin and a bath with a Triton electric shower over and a glass shower screen. Wood effect flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the landing.



EXTERIOR

Externally the property benefits from a wrap around garden which has been well cared for over the years. There is an area round the back with beds for growing and a greenhouse for the green fingered. A good sized lawn to one side is surrounded by planted beds to the perimeter. Next to the roadside is a gated driveway which leads to a long garage which has light and power. Steps lead up to the front of the property where there is a further garden space which is gravelled.





MATERIAL INFORMATION

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND: Kirklees Band A

PROPERTY CONSTRUCTION: Stone

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY:

There have been structural alterations to the property many years ago. 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

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

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.

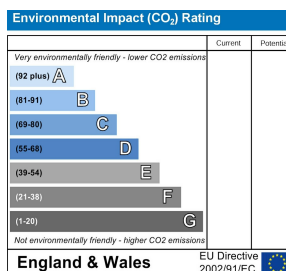
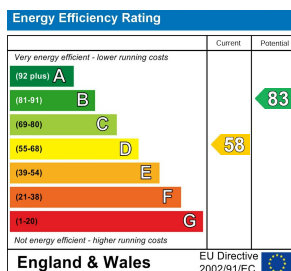
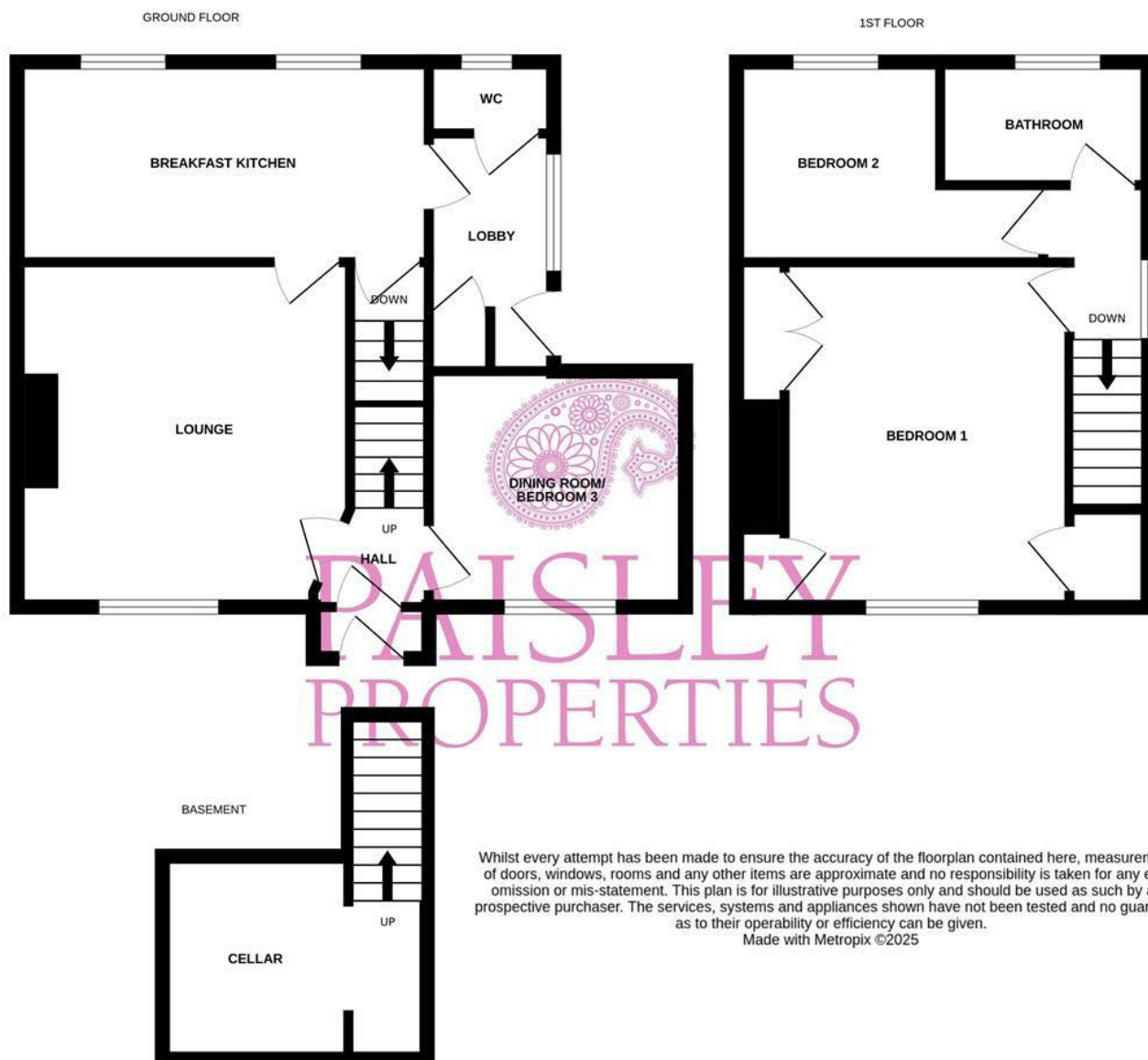
PAISLEY MORTGAGES

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.



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