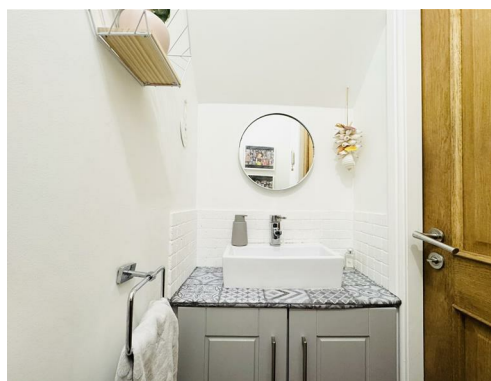


50 Victoria Street,  
Clayton West HD8 9NW

£425,000



THIS BEAUTIFULLY PRESENTED STONE BUILT DETACHED FAMILY HOME BOASTS OPEN PLAN LIVING DINING ACCOMMODATION, FOUR DOUBLE BEDROOMS, DRIVEWAY PARKING AND A PRIVATE REAR ENCLOSED GARDEN.

FREEHOLD / COUNCIL TAX BAND D/ ENERGY RATING C

PAISLEY  
PROPERTIES

## SUMMARY

Located close to the village centre, this fabulous four bedroom stone built detached family home has been tastefully decorated by the current owner and has a lovely homely feel. It offers spacious accommodation briefly comprising of:- entrance hallway, downstairs W.C., open plan living dining kitchen, utility room, lounge, first floor landing, four double bedrooms, one with ensuite and a house bathroom. The property boasts driveway parking, an integral garage and a private rear enclosed garden. The amenities of both Clayton West and Scissett are close by and the property also benefits from wonderful countryside on the doorstep, excellent transport links and is within easy reach of the M1 and motorway network.

## ENTRANCE HALLWAY 2'11" x 13'11" max

You enter the property through a part glazed composite door into a lovely welcoming entrance hallway which has solid wood flooring underfoot, an obscure window to the front allowing natural light to enter and a white spindled staircase ascending to the first floor. There is a large understairs cupboard for storage and doors lead to the downstairs toilet and living dining kitchen.



## DOWNSTAIRS W.C. 5'5" x 2'9"

Handily located just off the entrance hallway this downstairs WC is fitted with a low level white toilet and a grey vanity cupboard with a rectangular basin with mixer tap and a tiled rustic splashback. Solid wood flooring runs underfoot and a door leads to the hallway.



### **LIVING DINING KITCHEN 22'11" x 19'10" max**

This fantastic open plan living dining kitchen has a really homely feel and certainly is the heart of the home. Having not only a beautifully appointed kitchen but space for formal dining and lounge space too it really does need to be seen to be fully appreciated. The kitchen area is fitted with cream base and wall units, granite tops, tiled splashbacks and an inset stainless steel one and a half bowl sink with a shower tap attachment. Cooking facilities include a range cooker which has gas rings and an electric oven sitting below a stainless steel extractor fan. There is also an integrated microwave, fridge freezer and dishwasher. A dresser unit in the same style as the kitchen sits to one wall and a breakfast bar offers an informal dining solution. Vinyl flooring runs underfoot in the kitchen area, whilst the rest of the space has wooden flooring. Exposed timber beams and roof timbers to the dining room and lounge area add a touch of character whilst large windows allow natural light to flood in whilst offering views of the garden. A glazed UPVC door leads out to the garden, a set of double doors open up to the lounge and further door lead to the entrance hallway and to the utility room.





### **UTILITY ROOM 7'10" x 7'4" max**

Accessed via a door from the kitchen down a couple of steps, is the utility room which has practical beige ceramic floor tiles underfoot and is partially tiled with space for both a washing machine and a tumble dryer. An obscure window allows light to enter and doors lead out to the garden and to the garage.

### **LOUNGE 14'6" x 14'4" max**

This gorgeous lounge has a large window allowing an abundance of natural light to flood in and plenty of space for lounge furniture. It has striking décor and a contemporary wood burning stove to one corner as a focal point. A glazed door opens to the living dining kitchen.



### **FIRST FLOOR LANDING 13'6" x 3'1" max**

A white spindled staircase ascends to the first floor landing which has a large storage cupboard for household items. Doors lead to the four bedrooms and house bathroom.

### **BEDROOM ONE 13'7" x 11'11" max**

Located to the front of the property with a window offering views out over the quiet street this fantastic double bedroom benefits from sliding wardrobes to one wall with dark wood and glass doors. There are spotlights to the ceiling, carpet underfoot and doors lead to the ensuite and landing.



### **ENSUITE SHOWER ROOM 5'0" x 8'9"**

This generous ensuite is beautifully appointed with beige coloured tiles to the walls and coordinating darker polished porcelain tiles underfoot. It is fitted with a walnut effect vanity unit with a white hand wash basin with mixer tap and a matching low level W.C. alongside a step in curved shower enclosure which has aqua board panels to the walls and a thermostatic mixer shower. Spotlights to the ceiling and a chrome heated towel rail completes the room. An obscure window allows natural light to flood in and a door leads to bedroom.



### **BEDROOM TWO 10'5" x 10'2" max**

Enjoying views of the garden from its rear facing window this second double bedroom has plenty of space for freestanding bedroom furniture. The room is neutrally decorated with carpet underfoot. A door leads to the landing.



### **BEDROOM THREE 11'11" x 9'1" max**

Positioned to the front of the property with a window looking over the quiet street, this third double bedroom has a built in cupboard to one corner. The room is neutrally decorated with carpet underfoot. A door leads to the landing.



### **BEDROOM FOUR 9'1" x 6'8" max**

This L-shaped fourth bedroom is of a good size and benefits from a built in double wardrobe. It is used as a walk in wardrobe by the current owners but it could easily accommodate a single bedroom with associated items of bedroom furniture. A door leads to the landing.

### **HOUSE BATHROOM 7'10" x 6'8" max**

This contemporary bathroom is fitted with a light oak effect vanity unit with drawers and a cupboard with an integrated white handwash basin with mixer tap and a matching illuminated wall cabinet; these sit alongside a white low level W.C. and a deep bath with central taps as well as a separate shower enclosure with an electric shower. Neutral tiles adorn the walls and floor. A large wall mounted chrome towel radiator and spotlights complete the room. An obscure window allows light to flood in and a door leads to the hallway.



### **FRONT, GARAGE & PARKING**

To the front of the house there is a tarmac double width driveway leading to an integral garage which has an electric roller door, light and power and a door which leads into the utility room. The low maintenance front garden is laid to gravel.

### **REAR GARDEN**

To the rear of the property is a fabulous low maintenance garden which has patio areas for al fresco dining, a pergola to one corner, a shed for storage and artificial grass creating the perfect place to relax on sunny days. Steps lead up to the house to the living dining kitchen and utility room. A path leads round the side of the property to the front.



## **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 E

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage & Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
  
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available  
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 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.

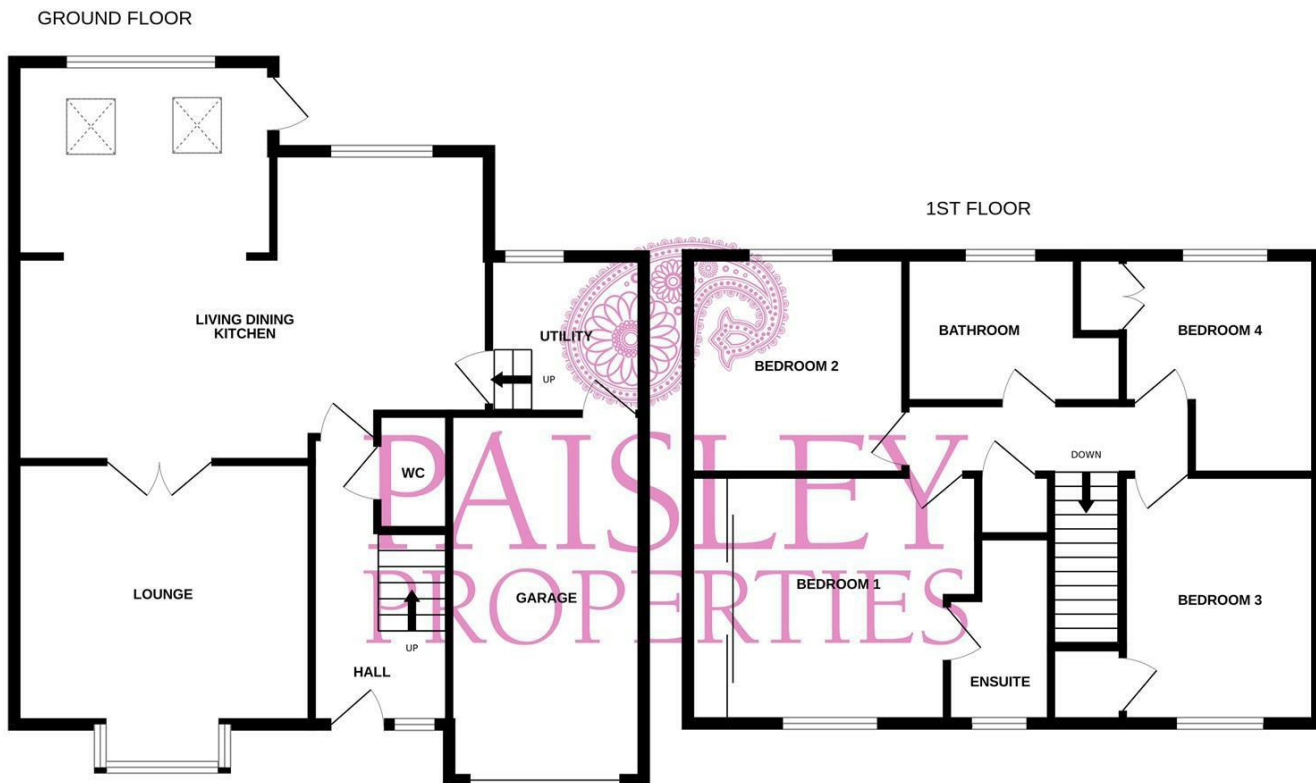
**PAISLEY MORTGAGES**

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

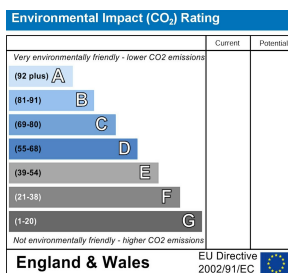
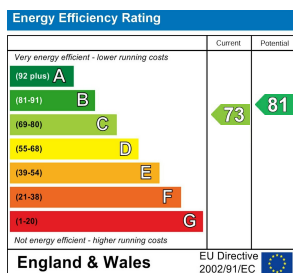
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**PAISLEY 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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