

2 Scott Hill,
Clayton West HD8 9PE

OFFERS AROUND
£245,000



**** NO ONWARD CHAIN** THIS NEWLY RENOVATED AND EXTENDED THREE BEDROOM
END COTTAGE HAS CHARMING LANDSCAPED GARDENS TO THE REAR AND SIDE,
VIEWS TO MILLENIUM GREEN AND ON STREET PARKING.**

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

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a new composite door into an entrance area which is fitted with matting, an ideal place for removing outdoor coats and shoes. Stairs sit directly in front of you and rise to the first floor landing, an exposed stone wall is a prominent feature of the staircase and a white spindled balustrade subtly divides the stairs from the living room. The entrance space is open to the kitchen.



OPEN PLAN KITCHEN, DINER, LOUNGE 24'3" max x 15'5" max

This room really does have the wow factor with the exposed stone feature wall on view from the kitchen and living area and beautiful timber vertical and ceiling beams.

The kitchen is fitted with a stylish shaker style pale grey wall and base units, wood effect work surfaces with matching upstands and a stainless steel one and a half bowl sink and drainer with mixer tap. There is a fitted single electric oven, four ring induction hob, tiled splashback, concealed extractor fan, integrated fridge and freezer alongside space and plumbing for a washer dryer. The brand new fuse board is neatly housed in one of the cupboards, the house being fully re-wired, spot lighting to the ceiling, a front facing window and wood effect vinyl flooring underfoot. A breakfast bar creates informal dining space and separates the kitchen and lounge area.

This generously sized lounge provides ample space for a range of living and/or dining furniture and also benefits from a large under stairs storage cupboard with two access doors, perfect for hiding away all your household items, coats and shoes. There are ceiling lights, two rear facing windows overlooking the garden and allowing natural light to flood in, and plush carpeted flooring. There are electric storage heaters downstairs.

A part glazed composite side door provides access out to the garden.



FIRST FLOOR LANDING

Stairs ascend from the entrance to the first floor landing where there are doors leading to the three bedrooms and bathroom. There is a ceiling light, attractive stone feature wall, a loft access hatch and soft grey carpeted flooring.

BEDROOM ONE 15'10" max x 8'2" max

Sitting to the front of the property this well proportioned double bedroom is all freshly decorated in neutral tones and offers plenty of space for a selection of bedroom furniture. There is a handy over stairs storage cupboard which provides lots of room for hanging or shelves if required. Exposed stonework, timber ceiling beams and a quirky recess all ensure the character of the cottage continue to the upstairs rooms. A front facing window looks out over the street and a door leads to the landing.



BEDROOM TWO 8'11" apx x 8'9" apx

This second double bedroom is located to the rear of the property and boasts a lovely outlook over the garden to the tree lined Millennium Green beyond from its window. The room is within the extension and as such is presented to the standard of a new build property with a door leading to the landing.

There is also a ceiling hatch in this room which provides access to the extension loft space.



BEDROOM THREE 9'5" apx x 6'4" apx

Nestled in between bedroom one and two this third single bedroom is a good size and has a side facing window. Also decorated in the same soft tones this room has a built in corner cupboard which encloses the property's newly fitted hot water cylinder. A door leads to the landing.



BATHROOM 6'4" apx x 6'2" apx

Fitted with a modern three piece white suite including bath with a mains fed dual head shower over, folding glazed screen and mixer tap, a hand wash basin with chrome mixer tap which sits upon a useful vanity unit and a low level W.C this spacious bathroom has a ceiling light, part tiled walls, a mirrored wall cabinet, white heated electric towel rail, a rear facing obscure glazed window and vinyl grey flooring. A door leads to the landing.



GARDENS

There are enclosed gardens to the side and rear of the property. The side can be access via a front timber gate. To the side there is space to hide away the bins and to have a storage shed, or BBQ area which is easily accessible from the property via the side door. Steps then lead up to a fully landscaped patio garden with planted flower bed. This area is perfect for out door furniture and sitting/dining out. The beautiful backdrop of mature trees in the Millennium Green add to the private feel.

There is a right of access for maintenance only for the neighbouring property.



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 TAX BAND A

PROPERTY CONSTRUCTION: Standard STONE.

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS: Neighbours at number 4 have a right of access over the garden for maintenance.

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 - Electric

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. The property is in a historic 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.

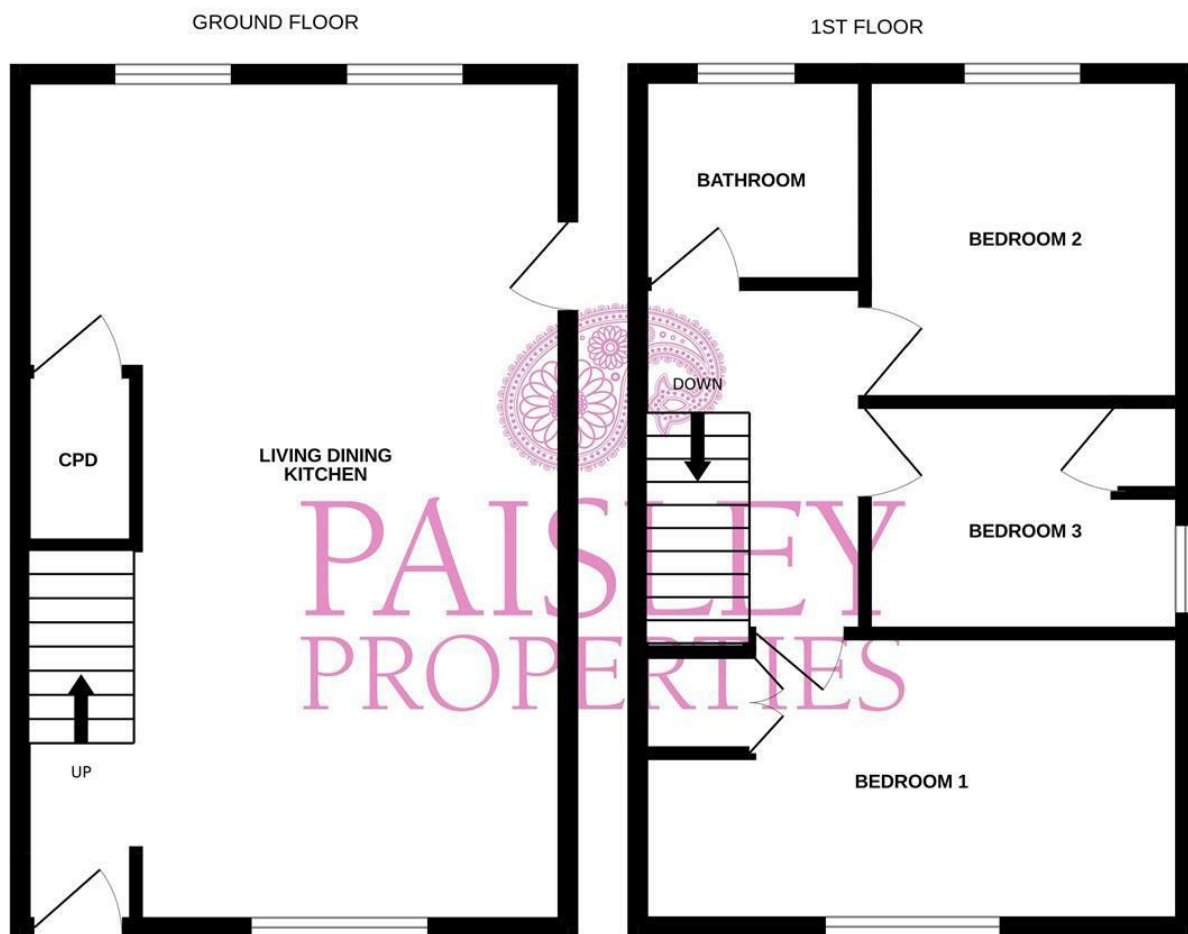
PAISLEY MORTGAGES

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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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 60 | 75 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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