

74 Wakefield Road,
Clayton West HD8 9NN

OFFERS AROUND
£425,000



IMMACULATLY PRESENTED THROUGHOUT AND OFFERING SPACIOUS ACCOMMODATION THIS FOUR BEDROOM DETACHED FAMILY HOME REALLY HAS THE WOW FACTOR AND MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED. BOASTING A BALCONY, A LOW MAINTENANCE WRAP AROUND GARDEN AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 5'8" x 15'6" max

You enter the property through a composite door into a stunning welcoming hallway which benefits from tasteful décor, built-in storage under the stairs, solid wood flooring, wall lights and a white painted spindled staircase ascending to the first floor. Natural light cascades in through the Velux roof light and the front facing windows. Doors lead to the open plan living kitchen and the downstairs W.C.



LIVING DINING KITCHEN 35'5" x 21'5" narrowing to 13'5" approx

This amazing L-shaped commodious living dining kitchen really is the heart of the home and has the wow factor. Combining clean lines and elegance the kitchen area is fitted with mineral blue base and wall units, contrasting acrylic low profile work surfaces and up stands and an inset sink and drainer with a boiling water tap. A large central island unit houses the cooking facilities which comprise of a double electric fan oven, one of which incorporates the microwave with a warming drawer beneath and a large induction hob which has a stunning crystal extractor fan over which exudes sophistication. Integrated appliances include a dishwasher and a coffee machine whilst the property's refuse bins are hidden in a cupboard too. There is space for a large American style fridge freezer. The mineral blue units stretch into the dining area where there is a bar with twin wine coolers. There is room to accommodate a large dining table and a contemporary chandelier light fitting illuminates this area beautifully. A set of French doors lead out to the side garden.

Stretching round the corner is a fabulous lounge space which is stylishly decorated with modern chandelier light fitting to the ceiling. It good boasts windows to the front alongside a set of bifold doors which open right up to bring the outside in on fine days.

Solid wood flooring with underfloor heating completes the room. Doors lead to the hallway and the utility room.





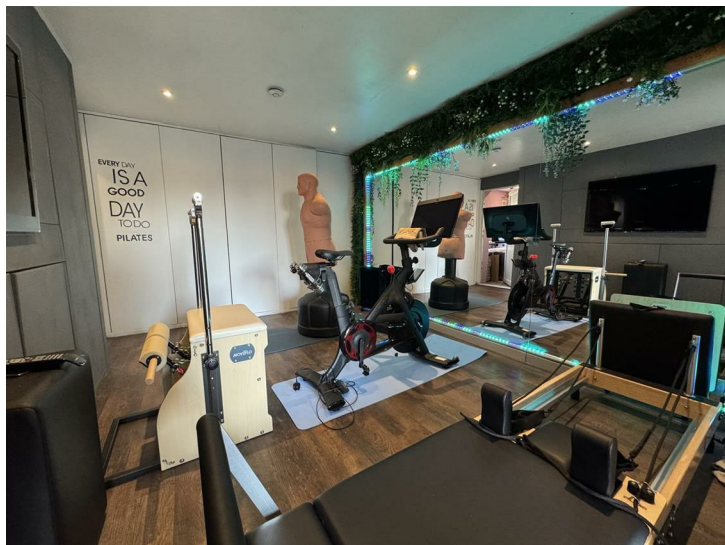
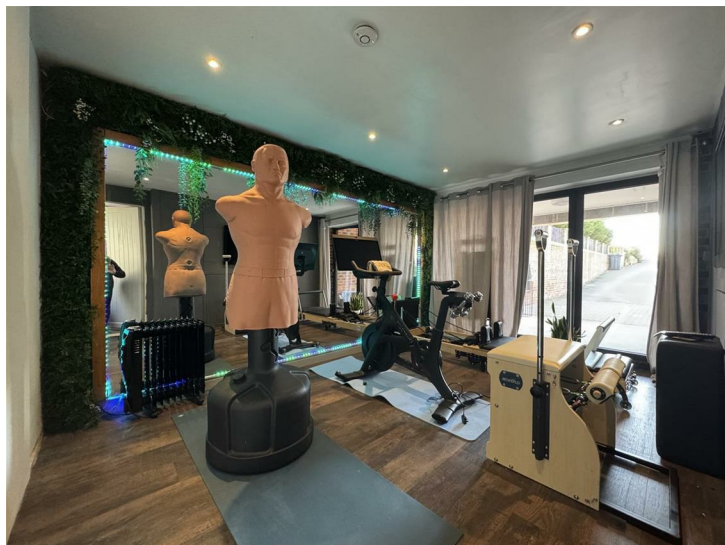
UTILITY ROOM 5'10" x 7'3" max

The utility room is well appointed with a tall pull out larder unit, acrylic worktop with space under for three laundry appliances currently two machines and a tumble dryer. Grey wood effect vinyl flooring runs under foot and there are spotlights to the ceiling. A window looks out to the garden and an external park glazed composite door allow access out there too. A secure UPVC door leads to the gym/cinema room and a further internal door leads to the living dining kitchen.



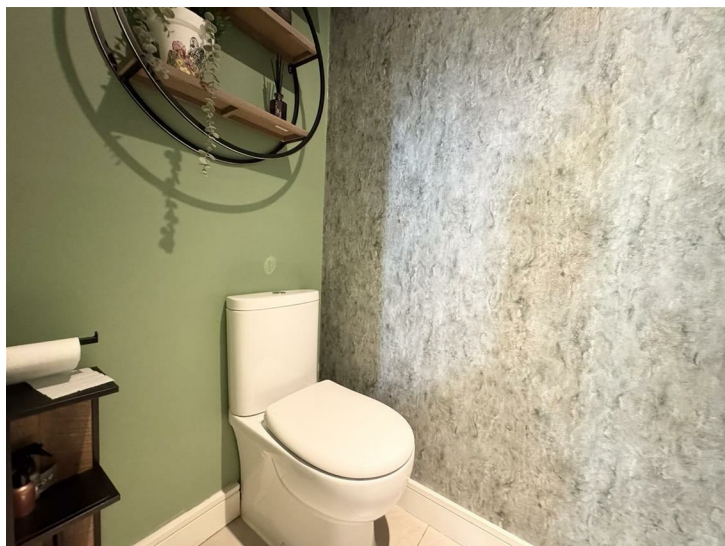
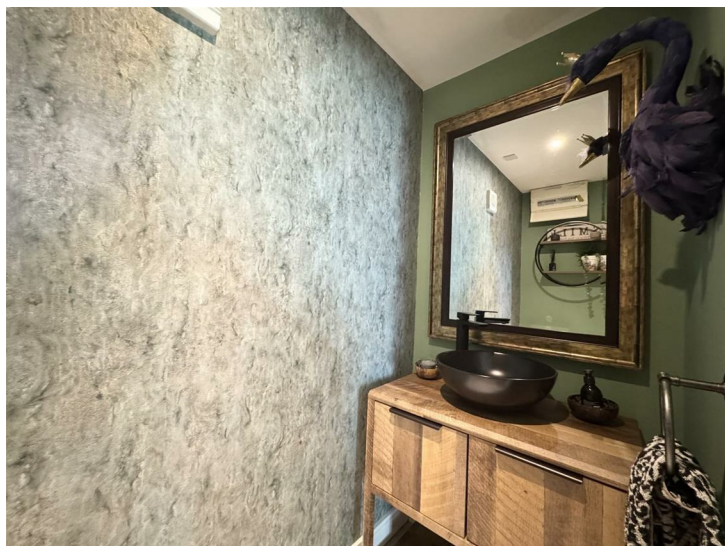
GYM 9'6" x 14'9" max

Originally the property's garage this fabulous versatile room is utilised as a gym by the current owners but could be a cinema room or children's games room. It has mirrors to one wall creating the perfect place for improving technique. Dark wood laminate flooring runs underfoot and there are spotlights to the ceiling. Two walls have concealed built in cupboards for storage. Bifold doors open to the front of the property and a secure uPVC door leads into the utility room.



DOWNSTAIRS W.C. 7'3" x 3'2" max

The downstairs W.C has been stylishly decorated and is fitted with a rustic timber wash stand complete with cupboards and a black ceramic hand wash basin with waterfall tap alongside a low level white W.C. Heated pale grey ceramic flooring runs underfoot. A door leads to the entrance hallway.



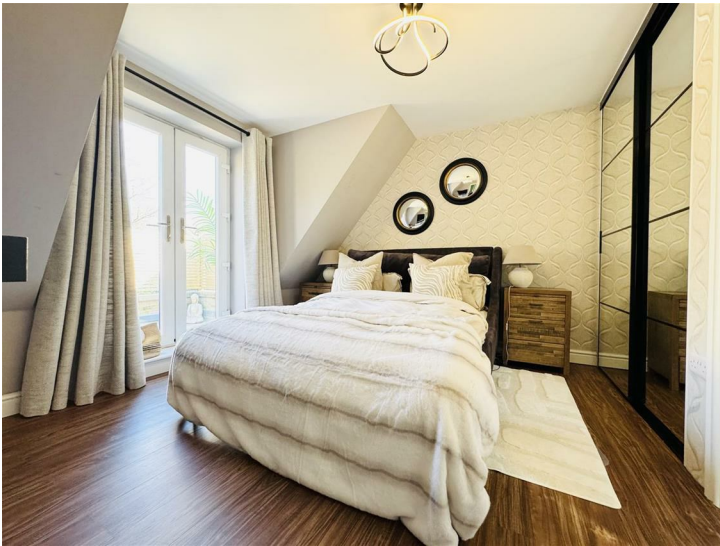
FIRST FLOOR LANDING 11'1" x 11'4" max

A carpeted staircase ascends from the entrance hallway to the first floor landing which is light and airy courtesy of the Velux window. A hatch allows access to the loft which is boarded with a light and ladder. Doors lead to the cylinder cupboard, four bedrooms and the house bathroom.



BEDROOM ONE 11'8" to wardrobes x 11'3" max

Neutrally decorated creating a tranquil space, this double bedroom has an en-suite shower room, a double fitted wardrobe which houses some drawers and a variety of hanging spaces, sloping ceilings and a set of French doors which open onto a super balcony where there is space for furniture. Doors lead to the ensuite and landing.



BALCONY

This great extra outdoor space is the perfect space for catching the morning sun and relaxing. Used by the current owner as a space for yoga and meditation there is ample space for furniture too.



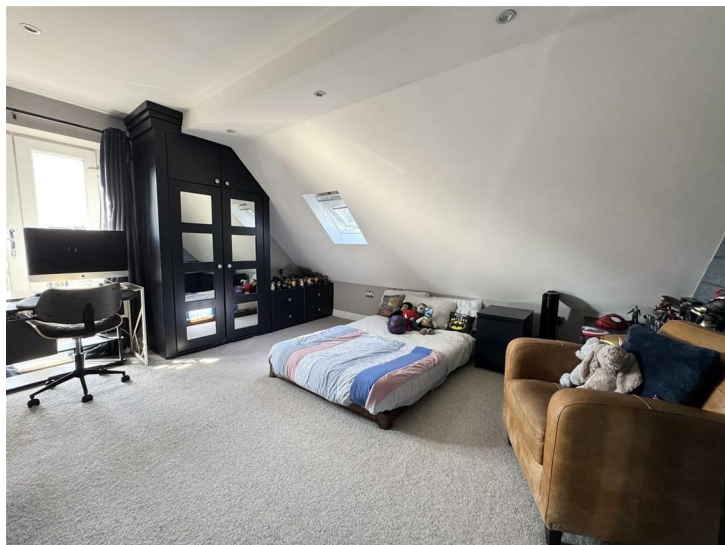
EN-SUITE SHOWER ROOM 11'3" x 6'8" max

This generously proportioned en suite shower room is fitted with a large black vanity unit incorporating drawers for storage under a varnished wood top supporting a black ceramic hand wash basin with mixer tap, a low level white W.C. and a walk in glass shower with a waterfall thermostatic mixer shower. Concrete effect aqua boards fully adorn the shower area and continue around the room at half height. Wood effect laminate flooring runs underfoot and spotlights light the room. An anthracite tall decorative radiator completes the look. Two obscure windows allow natural light to enter and a door leads to the bedroom.



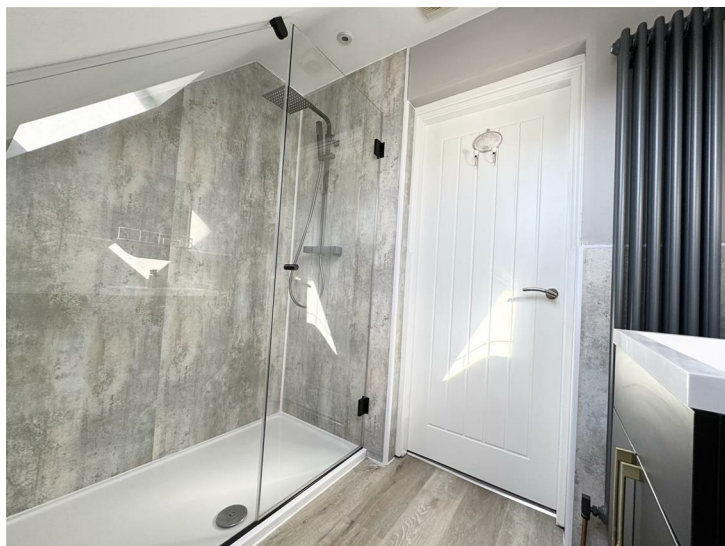
BEDROOM TWO 12'8" x 14'9" max

This generous double bedroom has a set of French doors with a Juliet balcony to the front of the property and a Velux skylight allowing extra light to spill in. It has sloping ceilings adding interest and fitted black wardrobes for storage. There is ample space for further bedroom furniture. Doors lead to the en-suite and landing.



EN-SUITE SHOWER ROOM 7'1" x 7'2" max

This cleverly designed shower room has been fitted with a glass shower enclosure which is fitted to the sloping roof line and is equipped with a thermostatic waterfall shower. This sits alongside a black vanity unit with a white hand wash basin and brass taps and concealed cistern W.C.. Concrete effect aqua boards adorn the walls of the shower area and wood effect LVT flooring runs underfoot. Spotlights to the sloping ceiling and a tall grey decorative radiator complete the room. A Velux window allows natural light to flood in and a door leads to the bedroom.



BEDROOM THREE 10'5" x 10'3"

Just flooded with natural light from windows to dual aspects this generous double bedroom has ample space for freestanding bedroom furniture. it has tasteful décor and carpet underfoot. A door leads to the landing.



BEDROOM FOUR 8'0" x 9'2" max

Currently used as a walk in wardrobe by the current owners, this good sized single bedroom has ample space for bedroom furniture and a window overlooking the rear garden. The room is neutrally decorated with carpet underfoot and spotlights to the ceiling. A door leads to the landing.



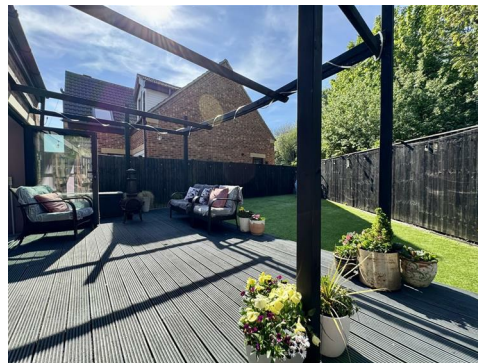
HOUSE BATHROOM 7'5" x 7'3" max

This contemporary bathroom is fitted with a white three piece suite comprising of a modern corner bath tub with central taps and a shower attachment, a pedestal hand wash basin with mixer tap and a low level W.C.. The walls are partially tiled with large pale grey tiles and there are co-ordinating ceramic grey floor tiles underfoot. A skylight allows natural light to enter and spotlights illuminate the room. A chrome heated towel radiator completes the look. A door leads to the landing.



GARDENS

Accessed via a path down the side of the house is a lovely low maintenance garden space which has a large decked area adjacent to the house perfect for garden furniture and al fresco dining, the rest is laid to artificial lawn. The garden stretches round to the side of the property where there is a further space for a hot tub and a raised garden area which is also low maintenance having artificial lawn and a garden shed for storage.



FRONT & PARKING

The property sits down a long driveway providing parking for multiple vehicles. There is also an EV charging point. A canopy area shields the front door and creates an undercover seating area, the current owners did have plans to convert this space to create a home office.



ELEVATED VIEWS



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:

Driveway & Electric car charging point

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alterations 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 1000 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.

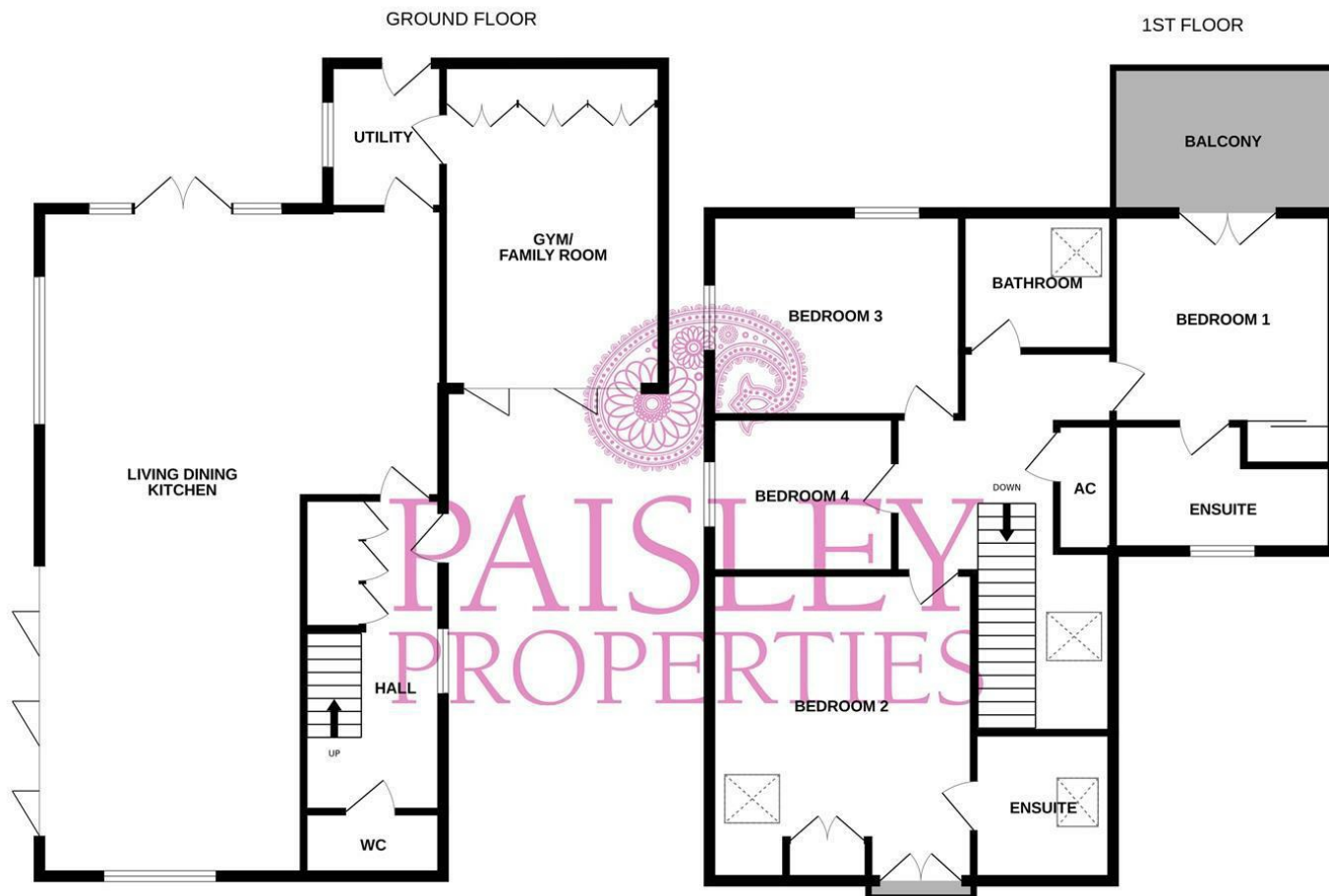
PAISLEY MORTGAGES

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 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		
	81	88
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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