

12 Ings Mill Drive,
Clayton West HD8 9PW

OFFERS AROUND
£200,000



****NO ONWARD CHAIN** THIS FANTASTIC SEMI-DETACHED TWO BEDROOM BUNGALOW BOASTS A CORNER PLOT WITH A LOVELY PRIVATE REAR GARDEN AND DETACHED GARAGE WITH DRIVEWAY.**

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY
PROPERTIES

HALLWAY 3'10" apx x 18'8" apx max

You enter the property through a mahogany effect uPVC door with a stained glass panel into a lovely hallway which stretches the depth of the property and has a large cupboard housing the property's hot water cylinder and offering space for storing household items and bedding. Doors lead to the lounge, kitchen, two bedrooms and house bathroom.



KITCHEN 11'4" apx x 8'7" apx max

Flooded with natural light courtesy of windows to dual aspects, the kitchen is fitted with beige melamine base and wall units with timber effect handles and matching timber effect worktops along with a one and a half bowl, stainless steel sink and drainer with mixer tap. Appliances include a freestanding gas oven, washing machine and undercounter fridge. The walls are fully tiled with beige tiles with decorative inset tiles adding interest, there is vinyl flooring underfoot and a strip light to the ceiling. A part glazed uPVC mahogany effect door leads out to the side of the property and an internal door leads to the hallway.



LOUNGE 15'1" apx max x 11'1" apx max

Located to the front of the property with a bay window offering views of the quiet cul-de-sac, this cosy neutrally decorated lounge has wall lights creating a lovely ambience and a gas fire in a teak surround as a focal point. There is ample room for lounge furniture. A door leads to the hallway.



BEDROOM ONE 12'2" apx into robes x 10'6" apx max

Positioned towards the rear of the property with a window looking out into the garden, this double bedroom is neutrally decorated and benefits from grey fitted wardrobes and bedside cabinets. A door leads to the hallway.



BEDROOM TWO / DINING ROOM 10'7" apx max x 7'6" apx max

Used as a formal dining space by the current owner, this second neutrally decorated double bedroom also enjoys views of the garden from its rear facing window. There is ample space for freestanding bedroom furniture. A door leads to the hallway.



HOUSE BATHROOM 6'7" apx max x 6'3" apx max

This modern bathroom is fitted with a grey three-piece suite comprising of a pedestal hand wash basin, a low-level WC and a bath. Fully tiled with decorative pink patterned wall tiles, vinyl flooring runs underfoot and there is a central flush light fitting. An obscure window allows natural light to flood in and a door leads to the hallway.



GARAGE & PARKING 11'5" x 19'3"

The property benefits from a detached garage with an up and over door, light and power at the bottom of the garden and a driveway leading to it provides parking.



GARDENS

The property sits on a corner plot with open well established gardens to the front and an enclosed rear garden which has a patio adjacent to the house and a good sized lawn. A gate at the end of the garden leads down to the driveway.



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 B

PROPERTY CONSTRUCTION: Standard brick and block

PARKING:
Garage & Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes.

BUILDING SAFETY: There have not been any structural alterations 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 1000Mbps

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.

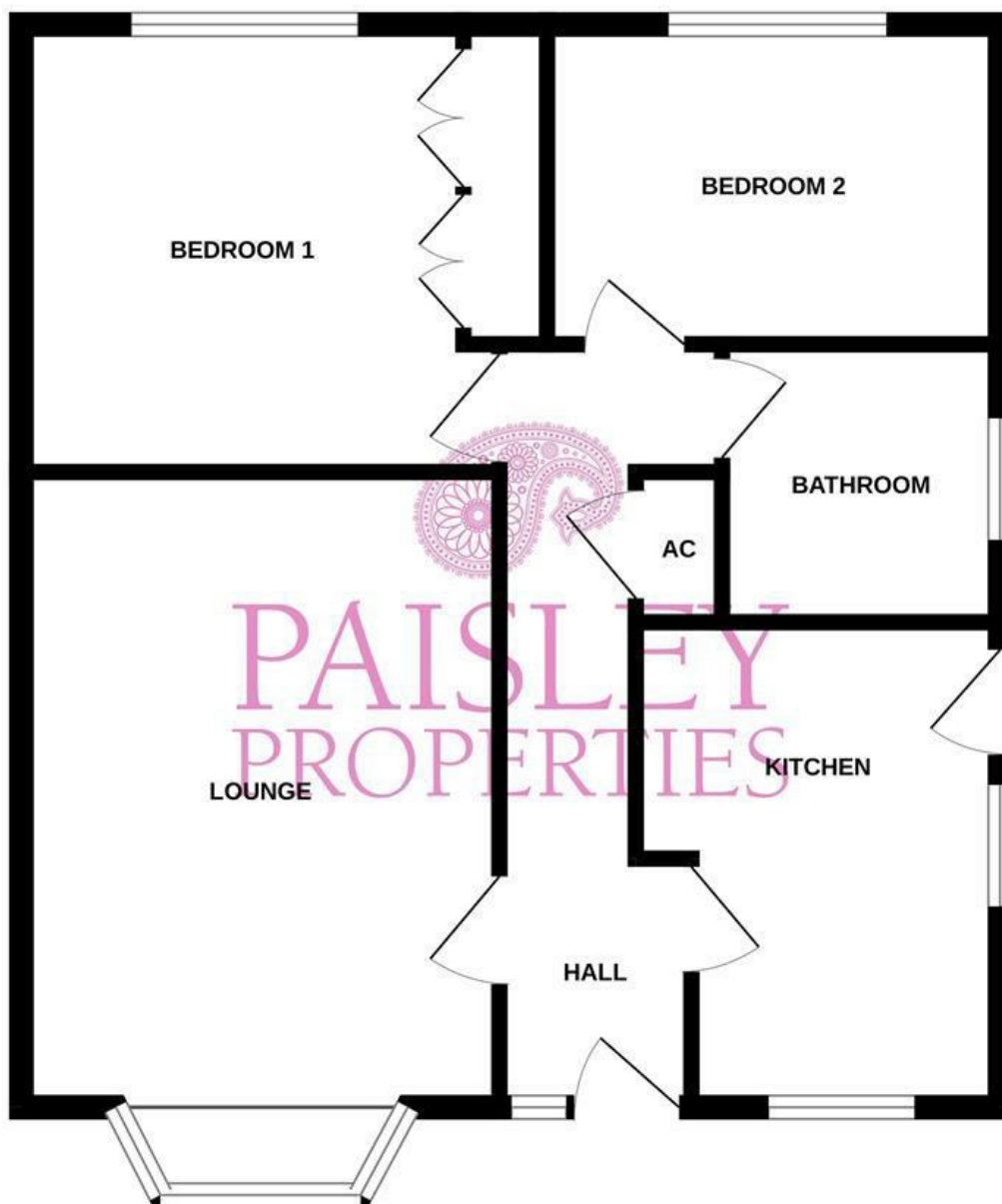
PAISLEY MORTGAGES

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.

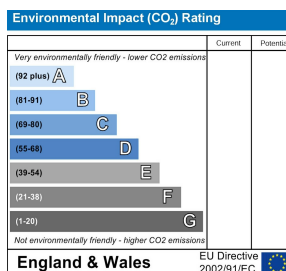
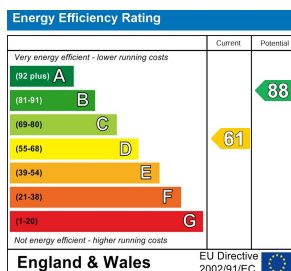
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

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