

20 Spring Grove,  
Clayton West HD8 9HH

OFFERS AROUND  
£195,000



OOZING CHARM AND SOPHISTICATION IN EQUAL MEASURES, THIS BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE IS DECEPTIVELY SPACIOUS AND INCLUDES AN ENCLOSED REAR GARDEN AND ROADSIDE PARKING.

FREEHOLD / COUNCIL TAX BAND A/ ENERGY RATING C

PAISLEY  
PROPERTIES



### **ENTRANCE PORCH 5'0" apx x 3'5" apx**

You enter the property through a heritage green composite door into a welcoming entrance porch. Practical solid wood flooring runs underfoot and painted cladding adorns one of the walls. There are spotlights to the ceiling. A doorway leads to the lounge.

### **LOUNGE 14'9" apx x 15'7" apx**

This charming lounge is positioned to the front of the property with a window overlooking the front garden and street beyond. It is neutrally decorated, with painted timber beams and has a log burner in an exposed stone inglenook fireplace as a focal point. There is ample space for lounge furniture. A cream metal chandelier illuminates the room beautifully. A doorway leads to the entrance and a hallway stretches through to the dining kitchen. There is a large storage cupboard on the way which offers fabulous storage and houses a tumble dryer (available by negotiation) but also would allow access into the cellar.



### **DINING KITCHEN 14'10" apx x 18'0" apx max**

Located to the rear of the property with two windows offering views out into the garden, this modern farmhouse style kitchen is fitted with pale grey units with solid oak worktops and a Belfast sink with chrome mixer tap. There is space for a range cooker (available by negotiation) and a large canopy extractor fan over. Integrated appliances include a washing machine, fridge freezer and a dishwasher. Again the room has neutral decor, painted beams and a stunning brick inglenook fireplace making a real statement in the room. Herringbone LVT flooring runs underfoot and there are two metal pendant lights to the ceiling. A large cupboard neatly houses the property's boiler and meters. Rustic timber doors lead to the hallway and staircase whilst a glazed uPVC door leads to the garden.







### **FIRST FLOOR LANDING 5'11" max x 9'10" max**

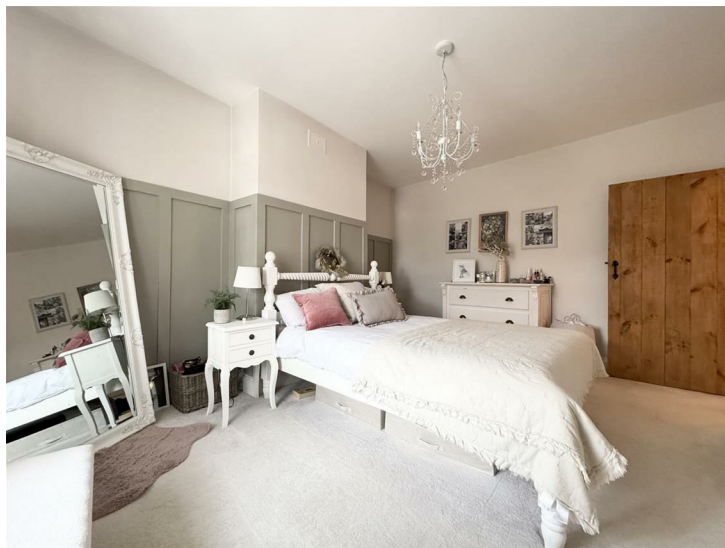
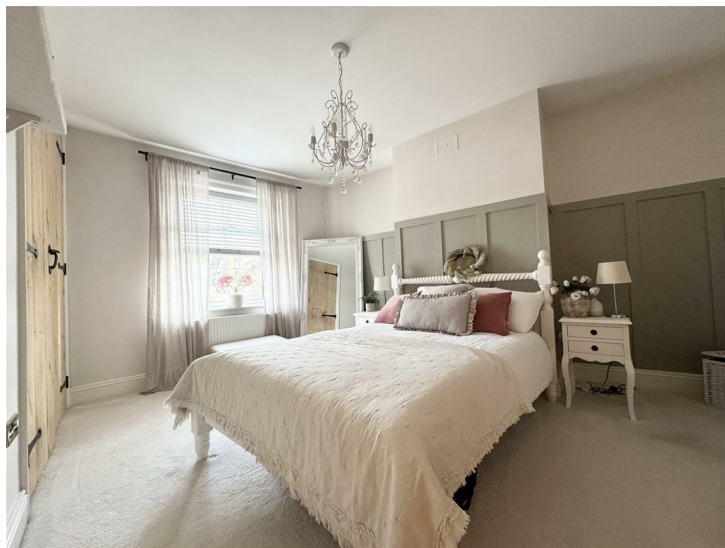
A carpeted staircase ascends from the kitchen to the first floor landing which is over two levels and creates an interesting space. A hatch gives access to the loft and rustic timber doors give access to the two bedrooms, bathroom and a large storage cupboard.





### **BEDROOM ONE 10'10" apx x 10'7" apx**

This fabulous double bedroom is of good proportions and has a front facing window overlooking the street. It benefits from deep built in wardrobes with rustic timber doors and an abundance of space for further items of bedroom furniture. The room is tastefully decorated with painted wood panelling to the walls and pale carpet underfoot. A gorgeous chandelier illuminates the room beautifully. A rustic timber doors give access leads to the landing.



### **BEDROOM TWO 14'9" x 10'10" max**

This second generous double bedroom can be found towards the rear of the property with a window looking out over the garden. Again there is ample space for freestanding bedroom furniture and the room is neutrally decorated with two glass pendant light fittings and carpet underfoot. A rustic timber door leads to the hallway.



### **FAMILY BATHROOM 5'8" apx x 7'11" apx**

This compact bathroom is beautifully appointed with a Victorian style white suite comprising of a low level W.C. with a varnished wooden seat, a wall mounted hand wash basin with Victorian taps and a freestanding bath tub with claw feet and a waterfall shower over. The room is tiled with white metro tiles and there are grey and white patterned ceramic tiles running underfoot. An old fashioned radiator has a handy towel rail incorporated and spotlights to the ceiling complete the look. A door leads to the landing.





## REAR GARDEN

Behind the property sits a super enclosed garden space which has a large decked area perfect for alfresco dining and a good sized lawn. To one corner sits a large shed for storing garden items.



## FRONT & PARKING

A low maintenance garden sets the property back from the road perfectly having a wall to the front, stone paving, a central flower bed and a decorative gravel path leading up to the front door. There is roadside parking 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 A

PROPERTY CONSTRUCTION:  
Stone

PARKING:  
On Street Parking

RIGHTS AND RESTRICTIONS:  
The property has a right of access over neighbouring land.

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.

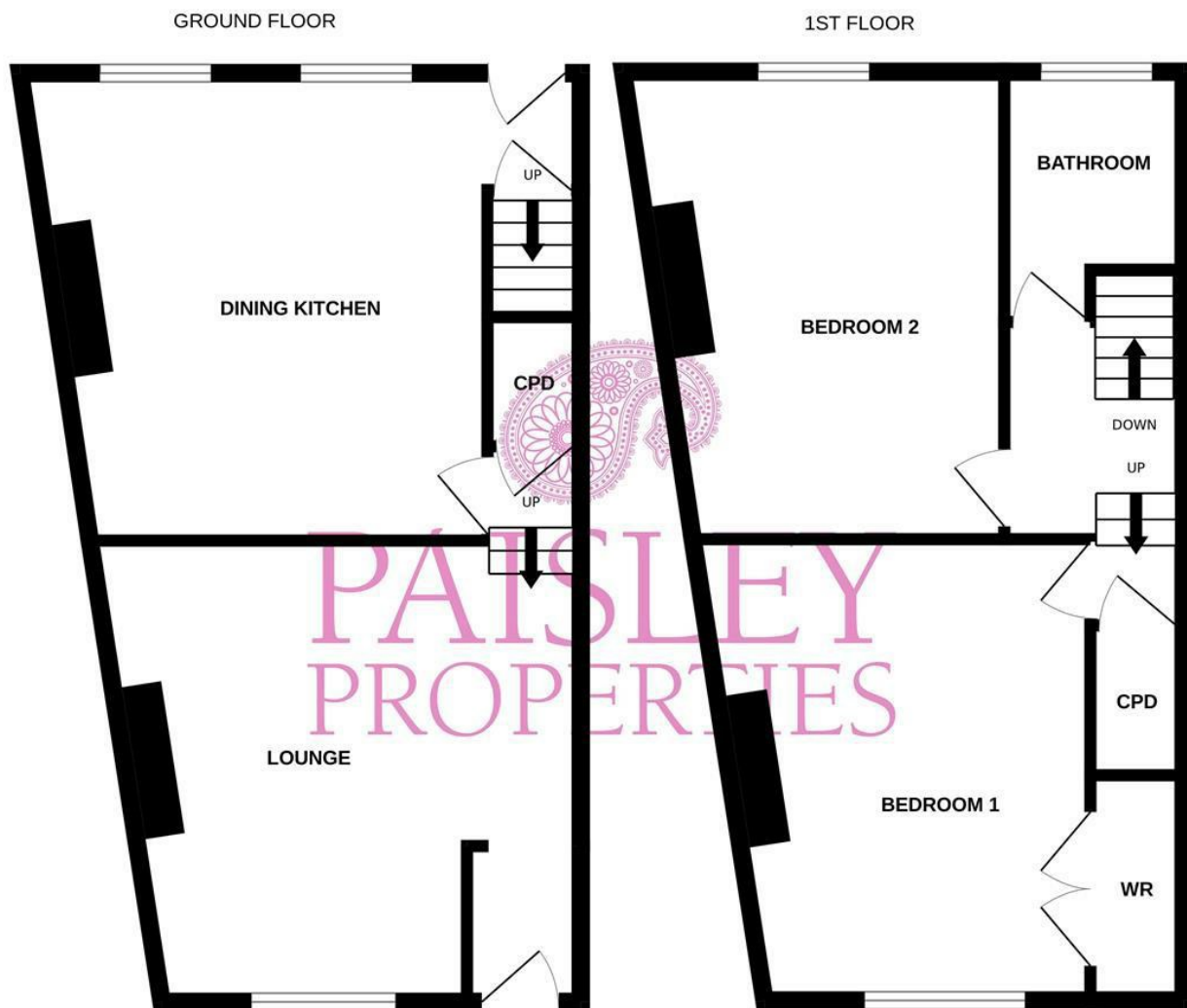
**PAISLEY MORTGAGES**

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

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

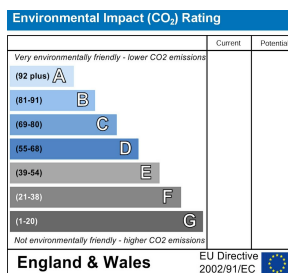
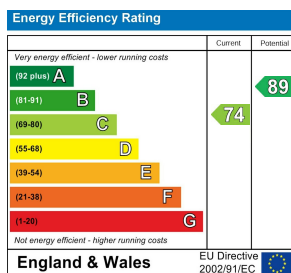
**PAISLEY SURVEYORS**

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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