

62 Long Lane,  
Clayton West HD8 9PR

OFFERS AROUND  
£190,000



THIS SUPERB TWO BEDROOM END TERRACE WITH ADDITIONAL ATTIC BEDROOM, HAS GOOD SIZED GARDENS TO THE FRONT AND REAR\*, PARKING, A LARGE ATTACHED GARAGE AND VIEWS TO EMLEY MOOR.

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

PAISLEY  
PROPERTIES

## ENTRANCE HALL

You enter the property through a uPVC door into the entrance hallway which provides space to remove outdoor coats and shoes. There is a staircase ascending to the first floor landing and a door leading to the lounge.

## LOUNGE 9'10",29'11" max x 10'9" max

This charming lounge has an attractive fireplace with arched stone mantle, tiled hearth and multi fuel burning stove which creates a lovely focal point to the room. There is a period picture rail, alcoves either side of the chimney breast which are perfect for free standing furniture and a front facing window which offers a pretty outlook over the garden. Doors lead to the entrance hall and dining kitchen.



## DINING KITCHEN 14'1" max x 13'2" apx

A wonderful spacious room this dining kitchen has an abundance of space to accommodate a dining table and chairs or soft seating. The kitchen is fitted with cream wall and base units, wood effect roll top work surfaces, tiled splash backs and a stainless steel sink with double drainer. There is a cooker with extractor over which is nestled into the chimney breast, space for fridge freezer and washing machine. The room has beautiful exposed brick work, timber panelling to one wall, timber ceiling beams, a rear facing window overlooking the garden and laminate flooring underfoot. There are doors leading to the lounge and cellar alongside an external door opening to outside.





### **CELLAR**

Stone steps lead down to a useful cellar. This could be converted into a handy utility area if desired, alternatively offers a good storage option. The property's central heating boiler is neatly tucked away down here and door opens to the kitchen,

### **FIRST FLOOR LANDING**

Stairs rise from the entrance hall to the first floor landing where there are doors leading to the two bedrooms and house bathroom.

### **BEDROOM ONE 12'8" apx x 10'9" max**

This is a well proportioned double bedroom which benefits from fitted wardrobes and drawers. There is a characterful ceiling rose, front facing window which has far reaching views over fields towards Emley Moor and doors lead to the attic room stair case and landing.



### **ATTIC ROOM 12'9" apx x 12'8" apx**

A large versatile additional room this space could be used as an occasional bedroom, snug, hobby room or home office. There is plenty of space for a range of free standing furniture alongside built in eaves storage. There is a feature exposed brick wall, timber wall panelling and solid wood flooring. A rear dormer has a window letting in natural light and a staircase descends to the bedroom one, where there is a door separating the rooms.

The room has always been in the property, but with the erection of a corridor this could be completely separated from bedroom one.



**BEDROOM TWO 13'3" apx x 8'11" max**

Positioned to the rear of the property is this single bedroom which has handy alcoves either side of the chimney breast, perfect for wardrobes or drawers. There is an exposed stone hearth, rear facing window and a door which leads to the landing.



**BATHROOM 10'1" apx x 4'8" apx**

Comprising of a three piece pink suite including bath with electric shower over, pedestal hand wash basin with hot and cold taps and a low level W.C this bathroom is partially tiled and has wood panelling to the remaining sections of wall. There is an obscure glazed rear facing window and parquet wood effect flooring. A door leads to the landing.



## FRONT

Mature hedges frame the front garden and an archway with wrought iron gate provides access to the garden path that leads up to the front door. To one side of the path there is a mature flower bed and to the other an established pond and greenhouse. There is pedestrian access into the garage.



## GARAGE, PARKING AND REAR GARDEN.

Attached to the property is a large garage which has an up and over door, light and power. To the front of the garage is driveway suitable for parking multiple vehicles off road. To the rear there is also plenty of space for outdoor furniture, perfect for BBQ's and alfresco dining with access directly into the kitchen.

\*\*Please note that although the rear area has been used by the vendor for the past 27 year is it not yet on the title. The vendor has applied with land registry for possessory title and this is ongoing. Please ask for further details upon enquiry.



## **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 A

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage and Driveway

RIGHTS AND RESTRICTIONS:  
The property has a vehicle right of access over neighbouring land and neighbours have a pedestrian right of access over the property's land.

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.

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.  
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.  
\*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 Combi Boiler.  
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. 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.

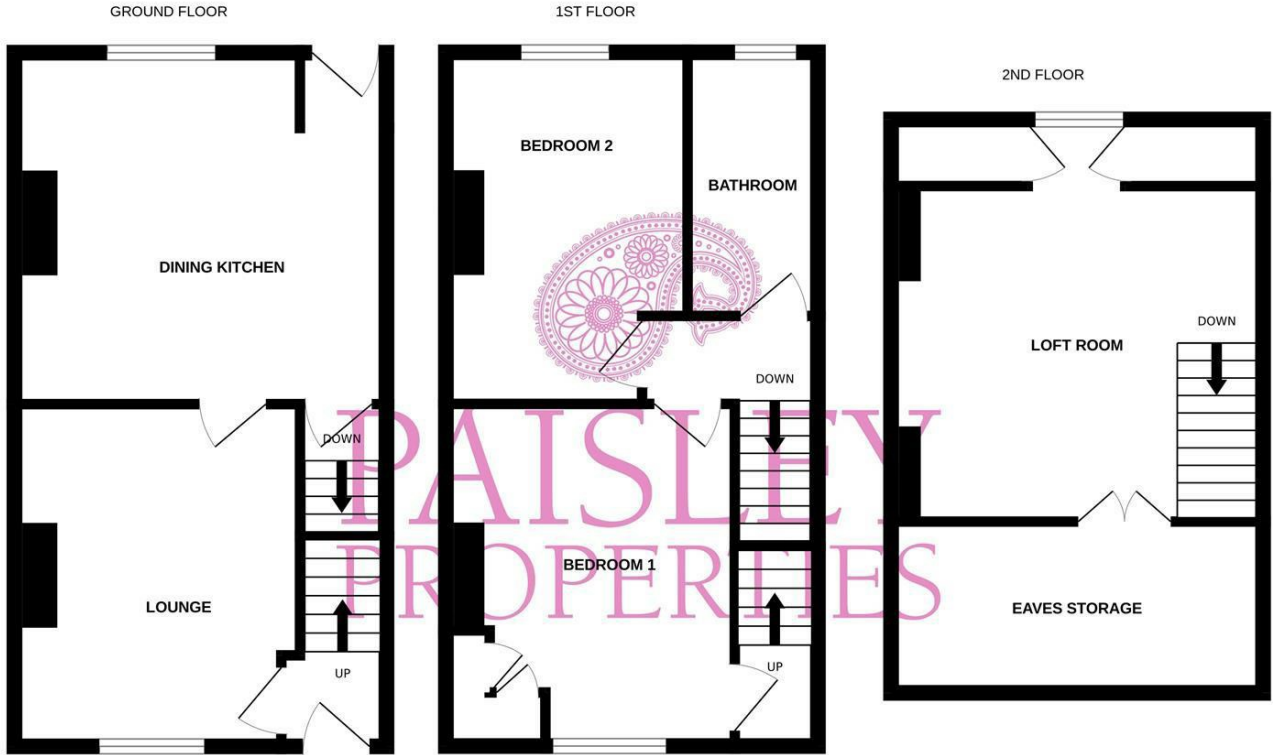
**PAISLEY PROPERTIES**

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.

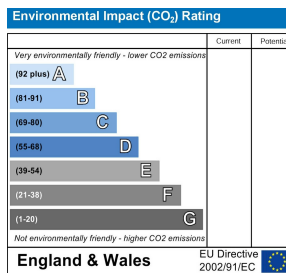
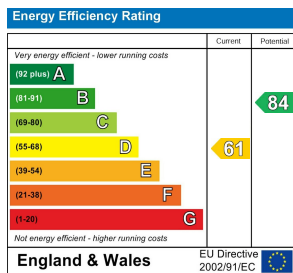
**PAISLEY MORTGAGES**

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

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



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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