

44 Whinmoor Drive,  
Clayton West HD8 9QA

OFFERS AROUND  
£440,000



THIS IMMACULATELY PRESENTED FOUR BEDROOM EXTENDED FAMILY HOME HAS BEEN TASTEFULLY DECORATED THROUGHOUT AND BENEFITS FROM A STUNNING LIVING DINING KITCHEN, PRIVATE REAR GARDEN, INTEGRAL GARAGE AND DRIVEWAY PARKING.

FREEHOLD/COUNCIL TAX BAND E/ENERGY RATING C

PAISLEY  
PROPERTIES



**ENTRANCE HALLWAY 5'8" x 14'8" max**

You enter the property through a black composite door into a fabulous welcoming hallway which has wood effect LVT flooring running under foot and a decorative black radiator to one side. A carpet staircase with a black spindled staircase ascends to the first floor. Black glazed internal doors lead to the lounge and living dining kitchen and solid black doors lead to the garage and downstairs WC.

**LOUNGE 14'2" x 10'11" approx**

This spacious lounge is filled with natural light from the front facing bay window, which looks out over the front garden, and glazed double doors which open into the dining room. The room is decorated in neutral tones, with wood effect LVT flooring underfoot and there is plenty of space for lounge furniture. Glazed double doors into the living dining kitchen can be opened up to create a fabulous open plan space perfect for entertaining. A glazed door also leads into the entrance hallway. (Measurements exclude the bay).



### **LIVING DINING KITCHEN 25'1" x 17'6" max**

Spanning the rear of the property this amazing open plan living dining kitchen really is beautifully presented and the real heart of the home being flooded with natural light from four Velux skylights, large windows and bifold doors opening to the garden. Combining a dining and lounge area alongside a stunning contemporary kitchen with sleek lines, this room really does have the wow factor. The kitchen is fitted with matt black base and wall units with contrasting white marble effect granite worktops with an inset one and an half bowl stainless steel sink with mixer tap over. A large central Island unit provides fabulous storage alongside an informal dining solution. Cooking facilities comprise of an electric fan oven, integrated microwave and a five burner induction hob set into the island unit. Integrated appliances include a large wine cooler, dishwasher and tall fridge freezer. Spotlights and contemporary lighting over the island unit and dining area illuminate the room beautifully and decorative black radiators complete the scheme. Doors lead to the utility room, hallway and double doors with glazing, open to the lounge.





### **UTILITY ROOM 5'1" x 5'1" approx**

This useful room has black base and wall units, marble effect granite work surfaces, sink and drainer and wood effect LVT flooring which continues through from the kitchen. There is plumbing for a washing machine, a side window and a part glazed composite door which leads out to the side of the property.



### **DOWNSTAIRS W.C.**

Handily located just inside the entrance to the property, this downstairs W.C. is fitted with a compact wall mounted hand wash basin with striking black mixer tap and tiled splashback alongside a matching low-level WC. A contemporary flush light fitting is fitted to the ceiling and wood effect LVT flooring runs under foot. A door leads to the hallway.





### **FIRST FLOOR LANDING**

From the entrance hallway stairs ascend to the first floor landing which has doors leading through to the four bedrooms, airing cupboard and house bathroom.

### **BEDROOM ONE 13'8" x10'11" approx**

Beautifully presented and decorated in neutral tones this fabulous double bedroom has a lovely front facing bay window offering views over the quiet cul-de-sac. There is ample space for freestanding bedroom furniture. Doors lead to the en-suite shower room and landing.



**ENSUITE SHOWER ROOM 5'8" x 5'6" approx**

This contemporary ensuite shower room is fitted with a white low-level WC and a gloss white vanity unit which is wall mounted with drawers below an integral hand wash basin with mixer tap. A corner shower enclosure is fitted with a thermostatic mixer shower. Pale grey ceramic tiles adorn the walls and coordinating tiles run underfoot. A large obscure window allows natural light to flood in and a door leads to the bedroom.

**BEDROOM TWO 14'4" x 10'11" approx**

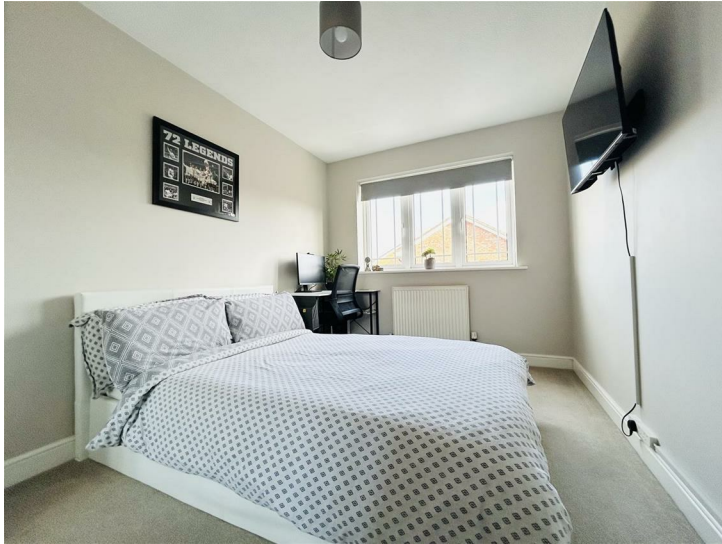
This L shaped double bedroom is positioned to the rear of the property with amazing far reaching views over the garden, cricket field and countryside up towards Emley Moor from its rear facing window. The room is a good size allowing plenty of space for free standing furniture and a door leads onto the landing.





### **BEDROOM THREE 12'0" x 8'3" approx**

This great sized double bedroom is located to the front of the property with views over the cul-de-sac and beyond from its window which also provides the room with a generous amount of natural light. There is space for free standing furniture and a door leads to the landing.



### **BEDROOM FOUR 10'11" x 9'4" approx**

This good sized bedroom is positioned to the rear of the property and enjoys a similar outlook to that of bedroom two from the rear facing window. A hatch provides access to the loft space and a door leads on to the landing.





### **HOUSE BATHROOM 6'2" x 5'6" approx**

This contemporary family bathroom has a dark wood effect vanity unit with withdraws and an integrated hand wash basin with mixer tap, a low-level WC alongside a bath which has a glass shower screen and a mixer shower tap. The room is partially tiled with attractive natural coloured tiles which continue underfoot. A matching dark wood mirrored wall cabinet offers some storage. A chrome heated towel rail and spotlights completes the look. A door leads to the landing.



## **FRONT, GARAGE & PARKING**

To the front of the property sits an open garden with a mature tree planted in its midst. A tarmac double driveway leads to a single garage which has an electric roller shutter door, light and power. The garage is also fitted with some base wall units to one corner creating a utility space, this benefits from a single bowl stainless steel sink with mixer tap and there is space for a tumble dryer. The garage also houses the property's central heating boiler which was installed only a few years ago. A door leads into the hallway.

## **REAR GARDEN**

To the rear of the property there is a superb, south west facing, enclosed garden with large decked patio area, lawn and flower bed borders. There is boundary fencing making it particularly private, a path leads round to the side of the property and a gate provides access 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 E

### **PROPERTY CONSTRUCTION:**

Standard brick and block

### **PARKING:**

Garage & Driveway

### **RIGHTS AND RESTRICTIONS:**

### **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.

\*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 100 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.

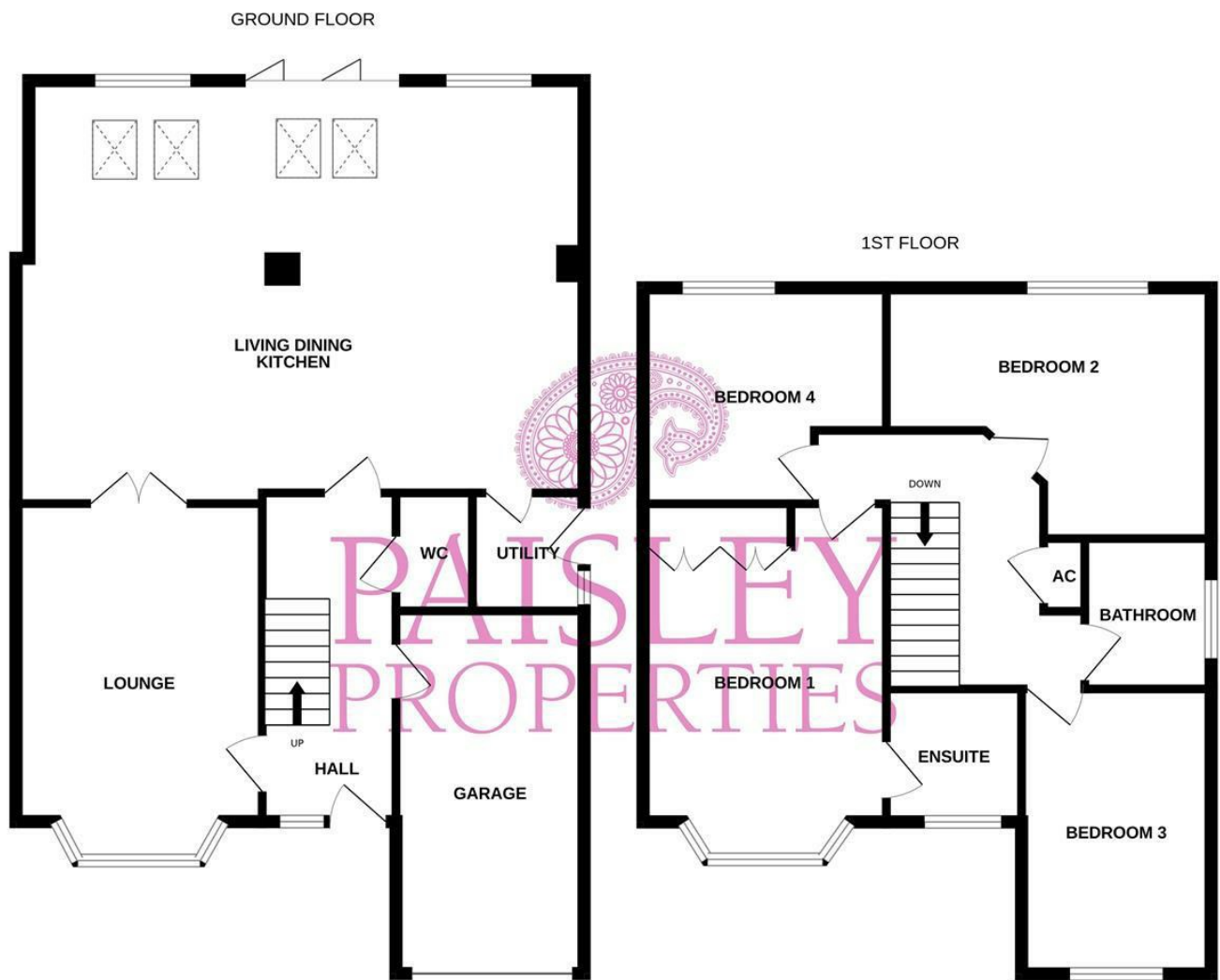
**PAISLEY MORTGAGES**

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.

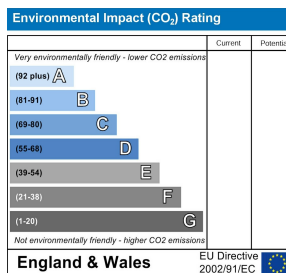
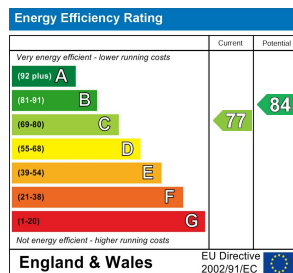
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**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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