

11 Dearne Park,  
Clayton West HD8 9NB

OFFERS AROUND  
£335,000



THIS SUPERB THREE BEDROOM DETACHED PROPERTY ENJOYS GARDENS TO THE FRONT AND REAR, PLENTY OF PARKING AND A GARAGE STORE AREA.

FREEHOLD / KIRKLEES COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 13'0" max x 6'0" max inc stairs**

You enter the property through a part glazed composite door into this welcoming entrance hall. A tall window sits to the side of the door letting in natural light, there is quality vinyl flooring and a staircase which ascends to the first floor landing. Doors lead to the downstairs W.C, lounge, understairs cupboard and dining kitchen.

### **DOWNSTAIRS W.C 6'1" apx x 2'4" apx**

Neutrally decorated this room is fitted with a white corner hand wash basin and mixer tap which sit upon a vanity unit and a low level W.C. The space is partially tiled, has a front facing obscure glazed window, wood effect laminate flooring and a door which leads to the hall.



### **LOUNGE 15'10" apx x 12'4" apx**

This spacious lounge is tastefully decorated in neutral tones and has an attractive fireplace housing a gas coal effect fire which was fitted in 2019. A large front facing window allows lots of natural light in and provides a pleasant outlook over the front garden and cul-de-sac beyond. A door leads to the hall.



### **UNDERSTAIRS STORAGE CUPBOARD**

This handy space provides room to store coats and shoes alongside other household items and neatly houses the property's condensing central heating boiler which was only fitted in January 2022 and fuse board.

### **DINING KITCHEN 18'10" apx x 12'9" apx**

Positioned along the back of the property this impressive open plan room offers ample space to house a dining table and chairs and is fitted with a stylish modern kitchen. The kitchen comprises of: - contrasting light and dark grey shaker style wall and base units, granite worktops and upstands, one and a half bowl sink with mixer tap, integrated fridge freezer, microwave and dishwasher. There is space for a free standing range and the kitchen has Rangemaster extractor fan. The space opens into the sun room, there is a window looking out over the garden, spot lighting, pale wood effect laminate flooring and doors which leads to the hall, store cupboard, utility/pantry and an external glazed door which opens onto the side of the property.

### **UTILITY / PANTRY 8'11" apx x 7'8" apx**

This room has been created using the rear of the garage and has been transformed into a superb utility room with cream base units, wood effect roll top work surfaces, a sink and drainer with mixer tap and spaces for a washing mashing and tumble dryer. Alongside this there is space for shelving/racking and the current vendors utilise this for a large pantry area. A rear facing window, spot lighting and laminate flooring complete the room and a ceiling hatch provides access to loft storage. A door leads to the kitchen.





### **SUN ROOM 9'4" apx x 8'7" apx**

A wonderful addition to the property, procured from Coral Windows and added in 2018, this sun room is open to the dining kitchen and offers the perfect place for sitting room furniture enabling you to relax and enjoy the garden from indoors. A wood burner, again only purchased in 2018, creates a lovely focal point, there is glazing to three sides, the laminate flooring continues through from the kitchen and there is spot lighting. Glazed double doors lead out onto the composite decked patio area.



### **FIRST FLOOR LANDING 8'8" apx x 7'4" apx**

Stairs ascend from the entrance hall to this good sized landing. There is space for freestanding furniture, a side window and door which lead through to the three bedrooms and house bathroom. A ceiling hatch with pull down ladder provides access to a partly boarded loft which also has a light.



### **BEDROOM ONE 13'11" apx x 11'1" apx**

This generously sized double bedroom boasts elegant décor, a bank of fitted wardrobes and plenty of space for other freestanding items. There is a front facing window which looks out over Dearne Park and a door which leads to the landing.



**BEDROOM TWO 12'5" apx x 11'1" apx**

Positioned to the rear of the property with a lovely view out over the garden from its window is this double bedroom. There is ample room to accommodate a range of free standing bedroom furniture and a door leads onto the landing.



**BEDROOM THREE 9'7" max x 7'5" max**

An L shaped room with space to house a 4 foot bed and chest of drawers this third bedroom sits to the front of the property with a front facing window. There are over head cupboards and a large built in storage cupboard / wardrobe over the bulk head. A door leads onto the landing.

**BATHROOM 7'8" apx x 7'5" apx**

This bathroom has a contemporary and luxurious feel and is fitted with a four piece white suite including corner spa bath with mixer tap and shower attachment, corner shower cubicle with electric shower, pedestal hand wash basin and low level W.C. There is decorative pvc panelling around the bath, shower and sink, a chrome heated towel rail, obscure glazed rear facing window, quality vinyl wood effect flooring and a door which leads onto the landing.



### **HOME OFFICE - BY SEPARATE NEGOTIATION**

This amazing garden office which has external measurements of 16ft x 8ft was fitted by Booths Garden Studios and offers the perfect place for home working, equipped with light and power. The glazed frontage provides a fantastic outlook over the garden. This is not included in the sale but can be purchased separately.



### **REAR GARDEN**

This is a sizeable enclosed garden which has been lovingly landscaped to create several charming seating areas including three paved patio areas, a shaded seating area, large lawn and well stocked flower bed borders. There is a side gate which provides access to the front of the property and down the side of the house there is plenty of space for storage sheds.



### **FRONT, STORE AND PARKING**

There are two drives, one to either side of the property offering off road parking for multiple vehicles. One driveway leads to a handy store which is the front half of the garage and has been recently fitted with a double hinged side opening door. This space has light and power. The property itself sits behind a lawned garden which also homes a selection of mature shrubs and trees, these create privacy from the road side.



### **GENERAL NOTES / SPECIFICATION**

The property benefits from:

White PVC windows and composite doors fitted 2014;

Replacement PVC soffits, fascia boards, guttering and dry verge system fitted 2015.

### **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.

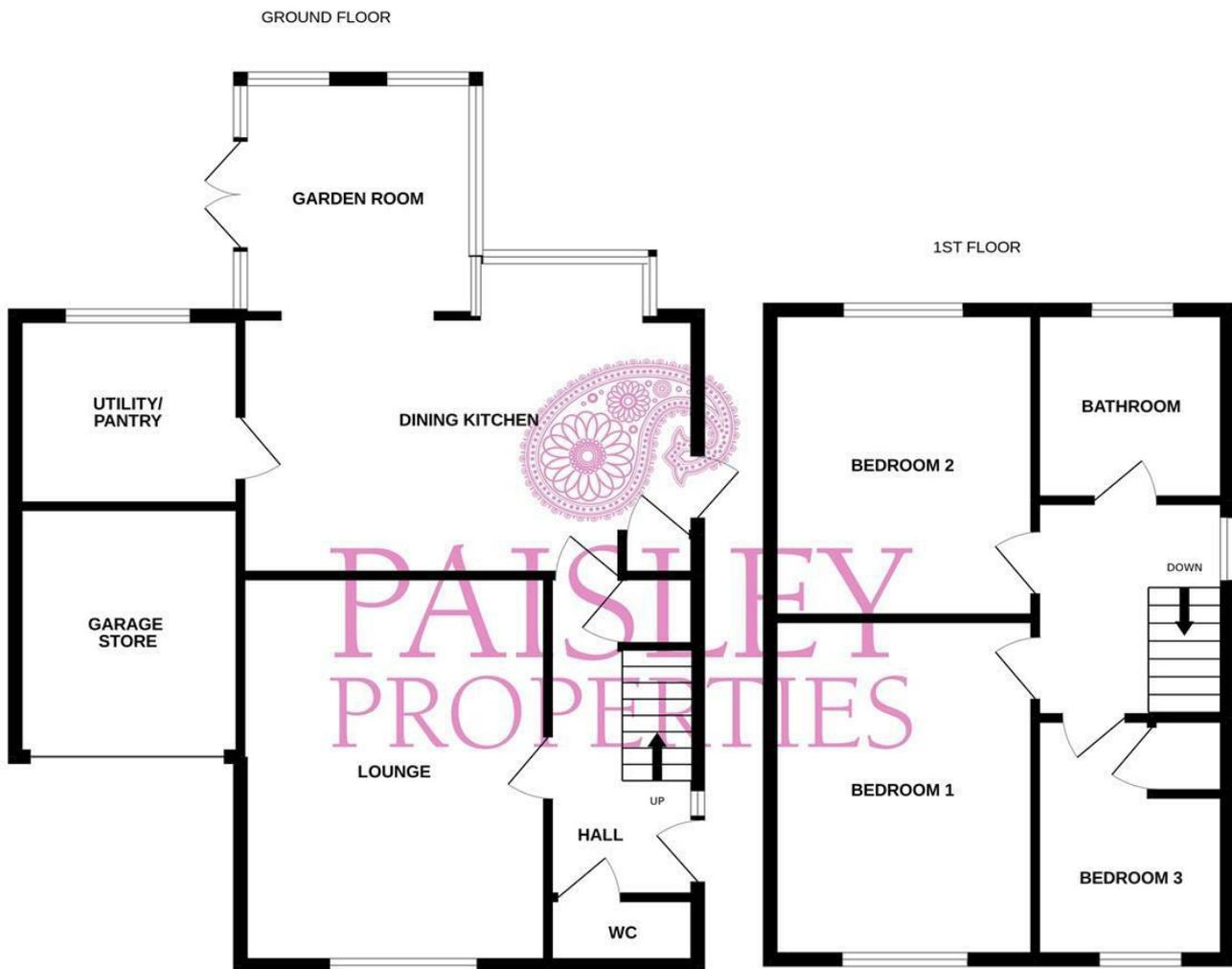
### **PAISLEY SURVEYORS**

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.

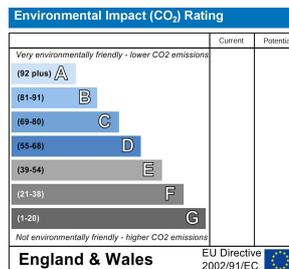
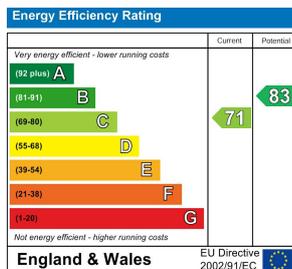
### **PAISLEY MORTGAGES**

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. \*



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