# 38 Dukewood Road, Clayton West HD8 9HF

OFFERS AROUND
**£750,000**

THIS FABULOUS FOUR BEDROOM FAMILY HOME OFFERS WELL PRESENTED SPACIOUS ACCOMMODATION AND HIDES A FANTASTIC THREE ACRE GARDEN AS WELL AS BOASTING A DOUBLE DETACHED GARAGE AND DRIVEWAY PARKING TOO.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C

PAISLEY PROPERTIES

**ENTRANCE HALL 9'3" apx x 5'10" apx max**
You enter the property through a part glazed composite door with a glazed panel to the side, into a generous welcoming hallway which has a varnished timber staircase ascending to the first floor. There is ample space to accommodate furniture items and doors lead to the lounge, downstairs W.C., study/snug and dining room.

**LOUNGE 12'3" apx x 22'9" apx max**
This fabulous lounge is neutrally decorated and spans the depth of the original house giving plenty of space for furniture and offering a lovely place to relax and unwind. A coal effect gas fire in a plaster effect surround with a marble hearth creates a focal point in the room and there are both wall lights and ceiling fittings illuminating the room beautifully. A bay window allows light to flood in and offers views of the quiet street and views beyond. A set of timber French doors open to the conservatory, an archway leads to the dining room and a door leads to the entrance hallway.

**CONSERVATORY 12′4″ apx x 15′1″ apx max**
This fabulous addition to the property provides the perfect place for admiring the rear garden from indoors. Timber framed with dwarf walls, solid wood flooring underfoot and wall lights, it really is the ideal place to enjoy lazy days. French doors lead to the lounge and a side door and french doors to the front allow access to the garden.

**DINING ROOM 9′1″ apx x 14′1″ apx max**
Again neutrally decorated, this charming dining room benefits from a rear facing window looking out to the rear garden and has ample space for dining furniture. Doors lead to the kitchen and an archway leads through to the lounge.

**BREAKFAST KITCHEN 12′3″ apx x 12′0″ apx**
Positioned to the rear of the property with a large window allowing natural light to enter and offering views of the garden, this well appointed kitchen is fitted with cream base and wall units, black granite worktops, upstands and splashbacks, a one and a half bowl inset sink and drainer with a mixer tap and a qooker boiling water tap. Integrated appliances include a NEFF hide and slide electric oven, a NEFF multifunction oven with microwave and warming drawer, an induction hob with extractor fan over, a dishwasher and a tall fridge freezer. Cleverly designed with pull out larder units and a breakfast bar for informal dining this kitchen has everything you could want and more. Wood effect LVT flooring runs underfoot and spotlights to the ceiling complete the look. Doors lead to the dining room, entrance hallway and utility room.

**UTILITY ROOM 9'7" apx x 5'10" apx max**
Continuing the theme from the kitchen with cream units, black granite worktop and a stainless steel single bowl sink and drainer with mixer tap, this fabulous utility room has an integrated washing machine and an abundance of cupboards for storage. Wood effect flooring runs underfoot and there are spotlights to the ceiling. A part glazed composite door leads to the driveway and a door leads through into the kitchen.

**DOWNSTAIRS WC 5'0" apx x 5'9" apx**
Located off the entrance hallway, this nicely presented downstairs W.C. is fitted with an oak unit with a white hand wash bowl with mixer tap and a matching low level W.C.. The room is partially tiled with beige travertine tiles with a mosaic border and co-ordinating floor tiles run underfoot. A spotlight central light fitting lights the room beautifully. An obscure window allows light to flood in and a door leads to the entrance hallway.

**STUDY / SNUG 8'11" apx x 8'11" apx**
Located to the front of the property with a window offering views out to the quiet street, this versatile space could be a perfect home office or snug. It benefits from a large built in cupboard for storage. Wood flooring runs underfoot and a door leads to the entrance hallway.

**FIRST FLOOR LANDING 15′7″ apx x 9′4″ apx max**
A carpeted staircase with a varnished wood balustrade ascends from the entrance hallway to the first floor landing which is light and airy courtesy of a front facing window offering far reaching views. Doors lead to the four bedrooms, store and family bathroom.

**BEDROOM ONE 12′10″ apx x 14′2″ apx max**
Positioned to the rear of the property with uninterrupted landscape views from its large window, this charming, tastefully decorated double bedroom benefits from fitted mahogany bedroom furniture. Doors lead to the en suite and landing.

**EN SUITE 9′2″ apx x 6′3″ apx max**
This contemporary en suite is fitted with an oak vanity unit with an integral hand wash basin with a Victorian style mixer tap, a low level white W.C. and a step in shower enclosure quipped with a thermostatic waterfall shower. There is a cabinet to one wall for storage and travertine natural coloured tiles adorn the walls and floor. Spotlights and a white heated towel rail complete the room. An obscure window allows natural light to enter and a door leads to the bedroom.

**BEDROOM TWO 11′9″ apx x 10′0″ apx max**
Positioned to the rear of the property with far reaching views from its window, this second double bedroom benefits from two built in wardrobes and further space for other items of freestanding bedroom furniture. A door leads to the landing.

**BEDROOM THREE 9'1" apx x 12'10" apx max**
This third double bedroom is once again located towards the rear of the property with a window offering those stunning garden views, this time benefitting from a set of sliding wardrobes for storage. A door leads to the landing.

**BEDROOM FOUR 6'8" apx x 10'7" apx max**
This fourth bedroom is set up as a home office currently and has far reaching views over towards Emley Moor Mast from its window. A set of mirror sliding wardrobes give a feeling of extra space and offer great storage solutions. A door leads to the landing.

**FAMILY BATHROOM 9'2" apx x 7'8" apx max**
This contemporary bathroom is light and airy courtesy of a large obscure window which allows light to spill in. It is fitted with an oak vanity unit with an integral hand wash basin, a low level white W.C. and a P shaped bath with a thermostatic mixer shower over and protective glass screen. Fully tiled with matching travertine wall and floor tiles in beige, spotlights to the ceiling, a white heated towel rail and an illuminated mirror which all give the room a luxury feel. A door leads to the landing.

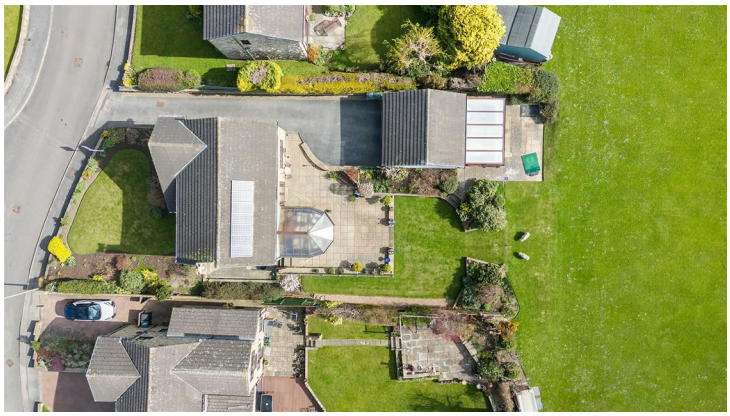
**STORE 7'6" apx x 6'3" apx max**
This unexpected large walk in store room is perfect for accommodating larger household items and saves having to go up into the loft perhaps. A front facing window allows natural light to enter and a door leads to the landing.

**FRONT, GARAGE & PARKING**
To the front of the property is a well manicured garden which is laid to lawn with planted beds and well established shrubs. A tarmacked wide driveway runs down the side of the property to a large double garage which has an electric door, light and power. A set of French doors on the rear wall of the garage allow access to the garden room.

**GARDEN ROOM**
Located off the garage and accessed via doors either from the garden or from the garage, this fabulous extra space has a polycarbonate roof, glazed panels, dwarf walls, wall lights and vinyl flooring. French doors lead to the garage and garden and a side personnel door leads to the garden too.

**REAR GARDEN / LAND**

The property's outside space really does need to be viewed to be fully appreciated as its demure facade conceals an amazing three acre garden which is landscaped close to the house with patio areas and planted beds. Open mowed green space stretches out as far as the eye can see and provides an amazing place for recreational activities - it could make the perfect paddock for horse lovers or alternatively could simply be preserved as it has been by the present owners.



**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 and Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have been 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 and Solar panels
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000mbps

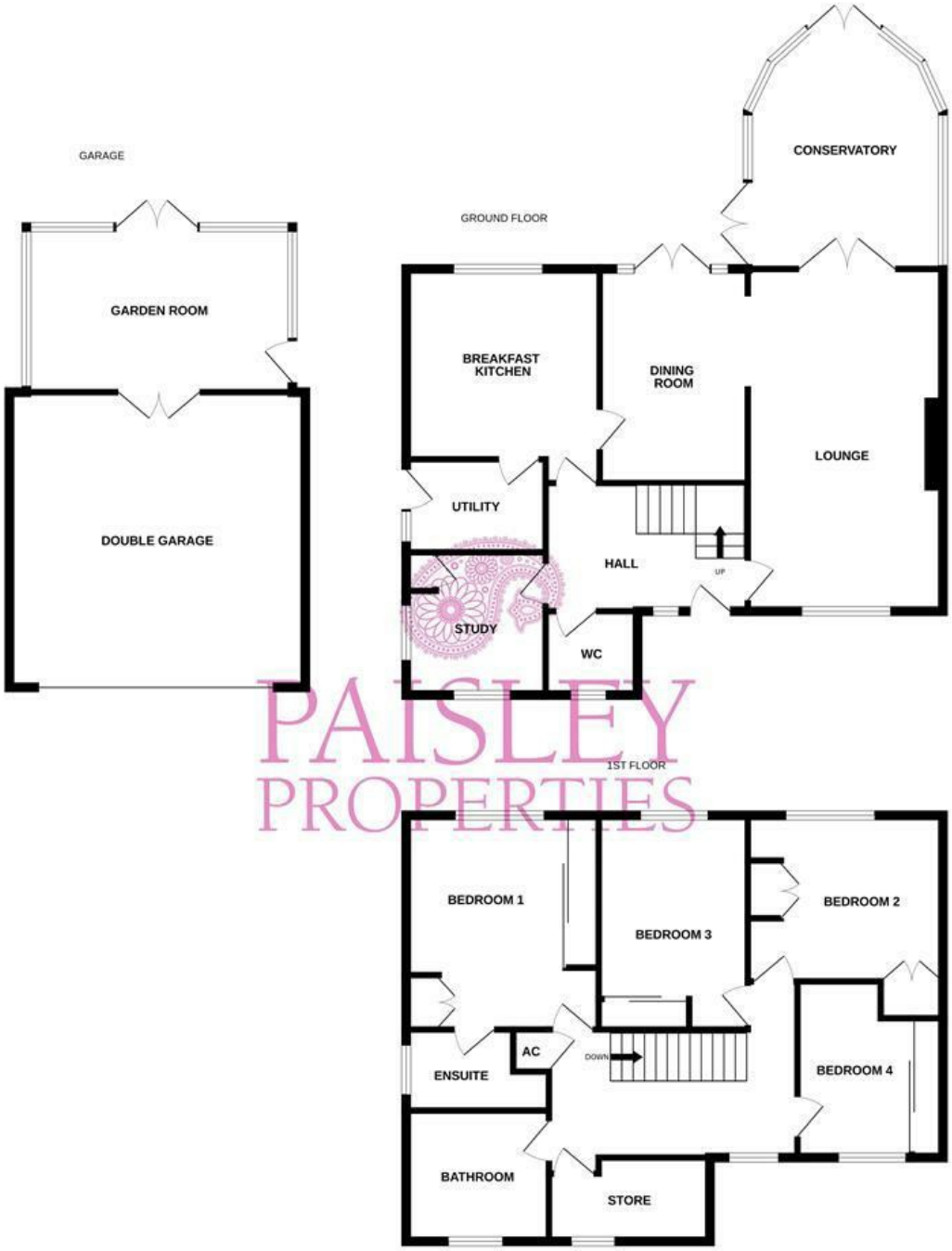
ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**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. *

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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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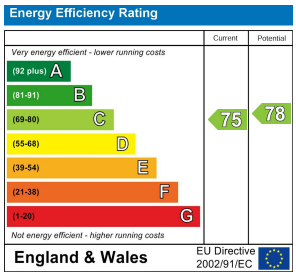


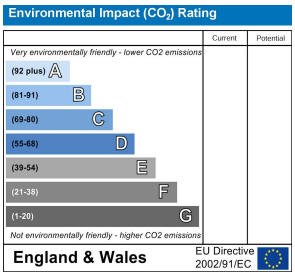


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