

8 Scott Hill,
Clayton West HD8 9PE

OFFERS AROUND
£175,000



NO CHAIN

THIS SUPERB TWO BEDROOM TERRACED PROPERTY IS WELL PRESENTED AND BENEFITS FROM TASTEFUL DECOR, OFF ROAD PARKING AND A LOW MAINTENANCE PAVED REAR GARDEN WITH SHARED OUTBUILDINGS.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE PORCH 3'11" apx x 4'7" apx

You enter the property through a part glazed uPVC door into the entrance hall which has plenty of space to remove and store outdoor coats and shoes. Two attractive stained glass windows add interest and a door takes you through to the lounge.

LOUNGE 12'11" apx x 14'9" apx

This spacious lounge is bright and airy, courtesy of the large front facing window. There is a chimney breast with an electric stove in the recess with a slate hearth and alcoves to either side making perfect spaces to house free standing living room furniture. The room is neutrally decorated with carpet underfoot. Doors lead to the entrance porch and breakfast kitchen.

**BREAKFAST KITCHEN 9'10" max x 8'7" max**

This beautiful modern kitchen is fitted with a range of high gloss white wall and base units, laminate work tops, tiled splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an under unit fridge, electric oven and four ring induction hob with extractor fan above. There is space and plumbing for a washing machine and a breakfast bar allows space for informal dining and benefits from extra storage cupboards underneath. A rear facing window overlooks the garden, there are spotlights to the ceiling along with a pendant fitting over the breakfast bar and grey wood effect laminate flooring completes the room. Doors lead to the lounge and access to the first floor landing and cellar. An external uPVC door leads to the rear garden.



CELLAR 8'5" apx x 13'3" apx max

Stone steps lead down to this good sized cellar which could easily accommodate a freezer if required. There is power, light and the property's central heating boiler is also located down here.

FIRST FLOOR LANDING 5'9" apx x 3'5" apx

From the kitchen, a door opens to a staircase which ascends to the first floor landing which has a loft hatch providing access into the loft which has been boarded, and doors leading to the two bedrooms, house bathroom and useful linen cupboard.

BEDROOM ONE 13'3" apx max x 10'7" apx max

Spanning the width of the property, this generously sized master bedroom is neutrally decorated and has a large front facing window which fills the room with light. There is ample room for bedroom furniture and a door leads to the landing.

**BEDROOM TWO 8'6" apx max x 10'0" apx max**

Another good sized double bedroom located to the rear of the property and benefitting from a useful storage cupboard. A rear facing window looks out over the garden and a door leads to the landing.

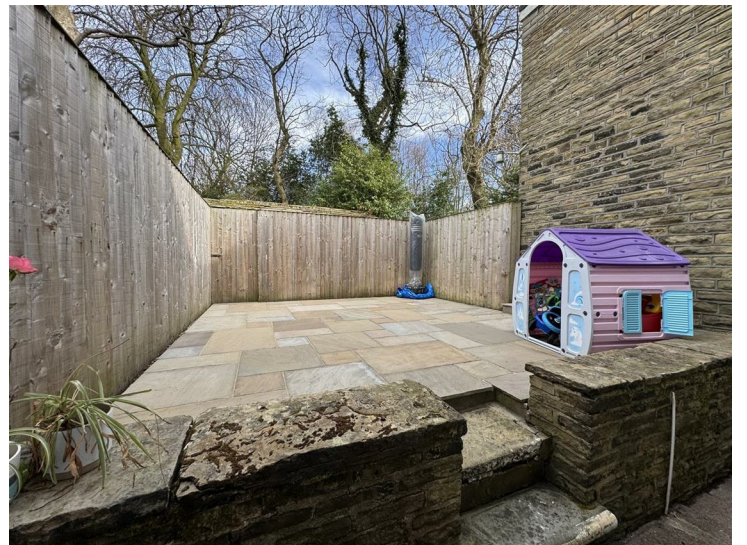
**HOUSE BATHROOM 5'4" apx x 7'1" apx max**

Fitted with a three piece white suite comprising a bath with shower over and glazed screen, pedestal hand wash basin and low level W.C. Stylish wall tiles adorn the walls, there are spotlights to the ceiling, vinyl flooring and a chrome heated towel rail. A door leads to the landing.



REAR GARDEN

To the rear of the property there is a charming low maintenance garden which is paved and enclosed by boundary fencing. A gate gives access to a right of way behind the houses there is use of a brick built outbuildings for storage.



FRONT & PARKING

To the front of the property there is an off road parking space and a garden path leading up to the front door. The neighbouring property has mature shrubs and hedges which offers privacy between the two houses.

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:

Standard brick and block

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

The property has a right of access over neighbouring land and the neighbours have a right of access over the property's land beyond the gate to the rear.

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any 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

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.

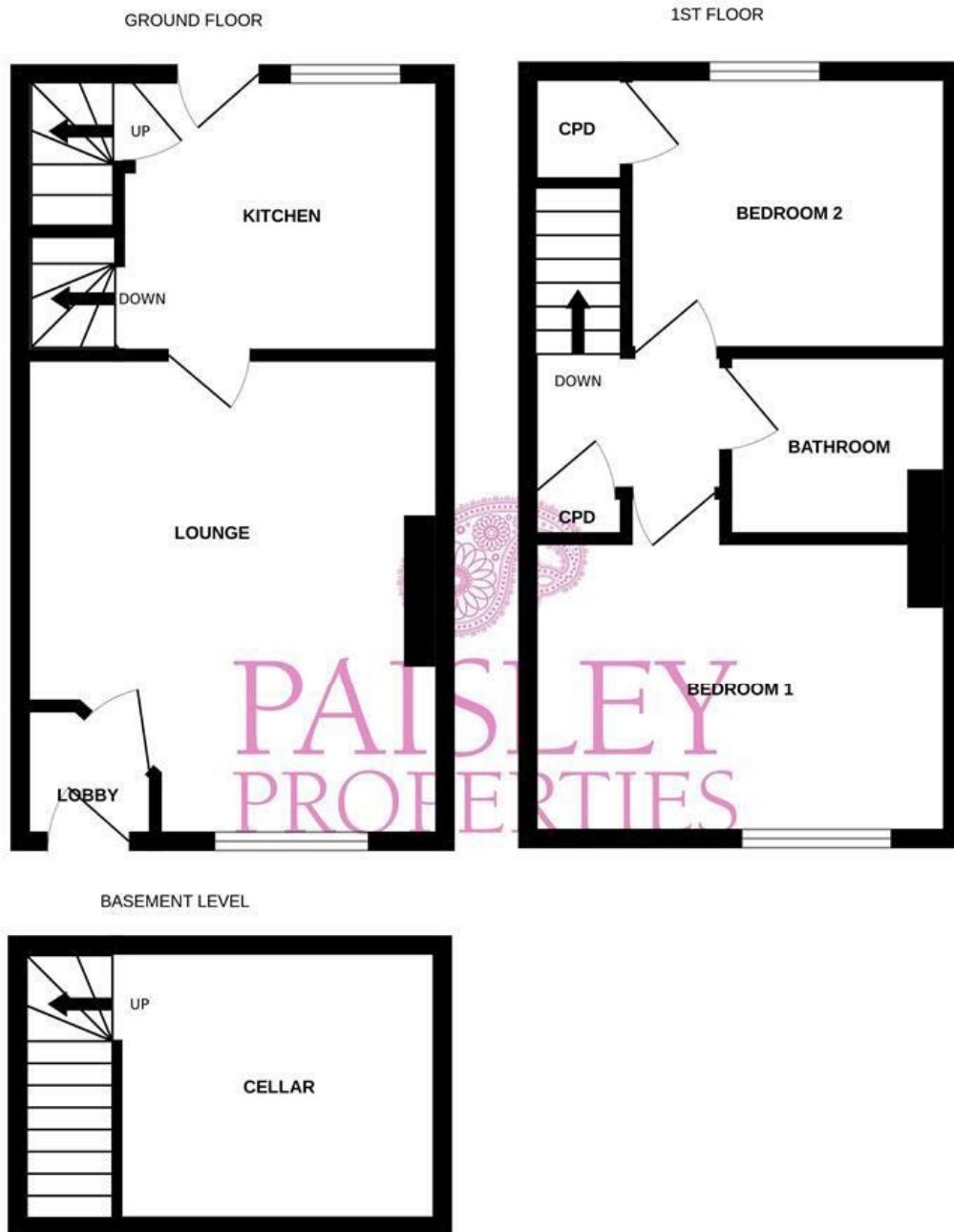
PAISLEY MORTGAGES

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 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		91
	73	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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