# 28 Whinmoor Drive, Clayton West HD8 9QA

OFFERS AROUND
**£425,000**

THIS FABULOUS FOUR BEDROOM DETACHED FAMILY HOME IS WELL PRESENTED WITH A SOUTH FACING REAR GARDEN, INTEGRAL GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY PROPERTIES

**ENTRANCE HALLWAY 5′5″ apx x 15′4″ apx**

You enter the property through a timber part glazed door into a lovely welcoming hallway with wood flooring underfoot. Doors lead to the lounge, dining kitchen, downstairs WC and garage whilst a carpeted staircase ascends to the first floor.

**LOUNGE 10′11″ apx x 16′2″ max into bay**

Positioned to the front of the property this lovely lounge is light and airy courtesy of a large bay window which looks out to the front garden and cul de sac beyond. There is wood flooring underfoot and a set of double doors with glazed panels open to the dining room which then creates a perfect entertaining space. A door leads to the entrance hallway.

**DOWNSTAIRS WC 2′9″ apx x 5′1″ apx**

Handily located just off the entrance hallway, the downstairs WC is fitted with a corner hand wash basin, white tiled splashback and a matching low level WC. Wood flooring continues underfoot. A door leads to the hall.

**DINING KITCHEN 8′3″ apx x 14′4″ apx**

Located to the rear of the property with two windows offering views of the garden, this contemporary dining kitchen is fitted with grey base and wall units, dark gloss laminate worktops, tiled mosaic splashbacks and a stainless steel one and a half bowl sink with mixer tap. Cooking facilities comprise a gas hob with a concealed extractor fan over and a double electric fan oven. Integrated appliances include a dishwasher and an undercounter fridge. There is space to accommodate a breakfast table. There is a large understairs cupboard for storing coats and household items. Doors lead to the utility room, dining room and entrance hallway.

**UTILITY ROOM 5'1" apx x 5'10" apx**

Continuing the same theme from the kitchen, the utility room has grey units, dark gloss laminate worktops, a stainless steel single bowl sink and drainer and mosaic tiled splashbacks. There is space and plumbing for a washing machine. A side facing obscure window sits next to a part glazed external door which gives access out to the garden. A door leads to the kitchen.

**DINING ROOM 9′9″ apx x 10′11″ apx**

Simply flooded with natural light from a set of French doors which open to the rear garden, this fabulous dining room has space to accommodate a good sized table and chairs whilst having the versatility of a set of glazed doors which when open create a great entertaining space. Wood flooring continues underfoot and there is a lovely contemporary feature light over the table. A door leads to the dining kitchen.

**FIRST FLOOR LANDING 9′9″ apx x 11′2″ apx**

A carpeted staircase with a dark wood balustrade leads to the first floor landing which is surprisingly spacious and has doors leading to the cylinder cupboard, four bedrooms and house bathroom.

**BEDROOM ONE 15′8″ apx x 11′1″ apx**

This wonderful master bedroom is neutrally decorated and of grand proportions boasting a lovely bay window looking out to the front of the property. It benefits from fitted wardrobes and there is ample space for further items of bedroom furniture. Doors lead to the ensuite and landing.

**ENSUITE 5′6″ apx x 5′8″ apx**

This contemporary ensuite is fitted with a white suite comprising a step in shower enclosure with a thermostatic mixer shower alongside a pedestal handwash basin with chrome taps and a low level WC. The room is partially tiled with mosaic tiling. Carpet runs underfoot and there are spotlights to the ceiling. An obscure window allows light to enter and a door leads to the bedroom.

**BEDROOM TWO 10′11″ apx x 14′5″ apx**

Neutrally decorated, this second double bedroom has views over the garden from its window and has ample space for freestanding items of bedroom furniture. There is a hatch allowing access to the loft. A door leads to the landing.

**BEDROOM THREE 9′3″ apx x 10′11″ apx**

Also located to the rear of the property with garden views from its window, this third double bedroom is neutrally decorated and has ample space for bedroom furniture. A door leads to the landing.

**BEDROOM FOUR 12'1" apx x 8'4" apx**

The fourth double bedroom can be found to the front of the property overlooking the quiet cul de sac. There is ample space for freestanding bedroom furniture. A door leads to the landing.

**HOUSE BATHROOM 5'10" apx x 5'5" apx**

This contemporary bathroom is fitted with a generous P-shaped bath with central taps and a rainfall shower over with protective glass screen alongside a pedestal handwash basin with waterfall tap and a low level WC. The room is partially tiled with white embossed tiles with a decorative mosaic border. Tile effect dark grey vinyl flooring runs underfoot and spotlights to the ceiling complete the room. An obscure window allows natural light to enter and a door leads to the landing.

## REAR GARDEN

To the rear of the property is a generous enclosed south facing garden which has been cleverly designed to incorporate a covered patio area perfect for al fresco dining and a generous lawn with planted borders. There is a large garden shed for storage which is equipped with light and power. A path leads round to the side of the property to a secure gate which in turn opens to the front garden.

## FRONT, GARAGE & PARKING

To the front of the property is a well maintained garden space alongside the property's driveway which sits in front of the garage. The garage has an electric door, light and power and houses the property's central heating boiler. There is a personnel door which leads through into the hallway.

**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 D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage & Driveway

RIGHTS AND RESTRICTIONS:

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 10 000 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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

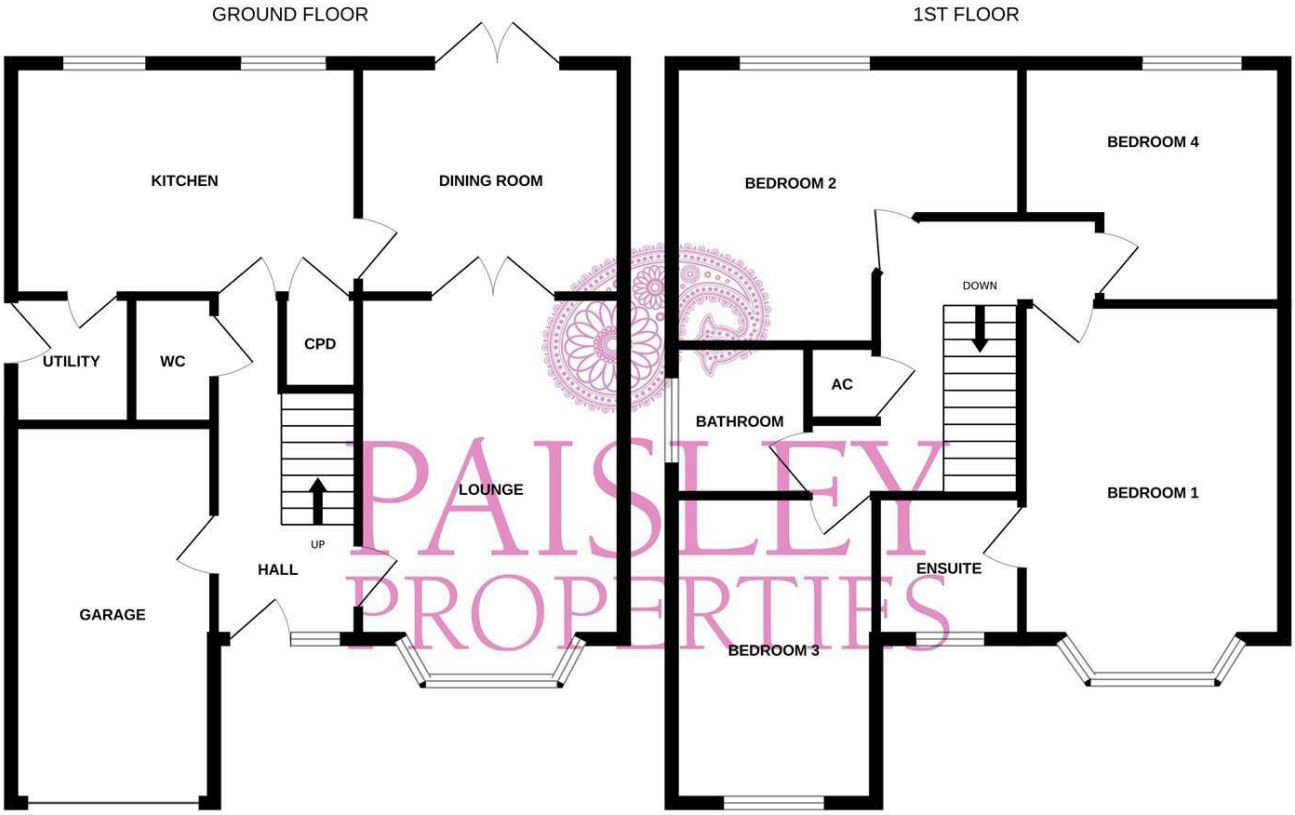
**PAISLEY PROPERTIES**

Paisley Properties 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. *




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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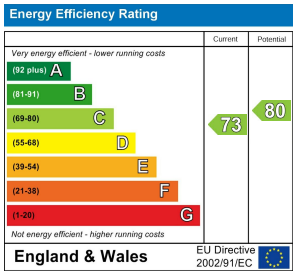


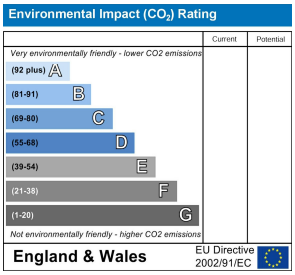



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