

46 Ings Mill Drive,
Clayton West HD8 9PW

OFFERS AROUND
£250,000



ENJOYING A QUIET CUL-DE-SAC LOCATION, THIS SPACIOUS, THREE BEDROOM SEMI-DETACHED PROPERTY HAS A SINGLE GARAGE, OFF ROAD PARKING, ENCLOSED REAR GARDEN AND FAR REACHING VIEWS.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE HALL 3'10" max x 8'8" max

You enter the property through a uPVC door into the entrance hall which has a side facing window and an internal feature glazed window which allows extra light to flood into this space. A staircase ascends to the first floor landing and doors lead to the lounge and the downstairs W.C.

DOWNSTAIRS W.C. 5'0" max x 3'3" max

Fitted with a white pedestal hand wash basin with mixer tap over and tiled splash backs, a low level W.C and heated towel rail, this useful W.C/cloakroom also provides space to house coats and shoes if needed. There is pale oak effect laminate flooring, a front facing obscure glazed window and a door which leads to the hallway.



LOUNGE 10'9" max x 14'7" max

This good sized room offers plenty of space for free standing furniture. Natural light floods in from the front facing window which provides lovely views over rooftops to open countryside beyond. Glazed double doors lead through to the dining kitchen enabling the living space to have an open plan feel if opened, or creating two defined living rooms when closed. A door leads into the entrance hallway and an under stairs storage cupboard offers a good space to store household items.



DINING KITCHEN 20'8" max x 16'5" max

Having been completely redesigned to provide an open plan dining kitchen, this space is now perfect for entertaining and features a range of pale grey high gloss base and wall units, roll top wood effect work surfaces with matching upstands, a stainless steel one and a half bowl sink and drainer with mixer tap over, four ring electric hob with extractor fan over and built in double oven. There is space for a fridge freezer, plumbing for a washing machine and dishwasher and the room open up to a generous dining area which can easily accommodate a good sized dining table and chairs. There is a rear facing window, recessed spotlights to the kitchen and pendant lighting to the dining area, wood effect laminate flooring throughout and double uPVC patio doors open from the dining area onto the rear decking and offer a pleasing outlook over the terraced garden. A part glazed uPVC door leads from the kitchen onto the side of the property.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing. There is a ceiling hatch, providing access to the loft space and doors lead to the three bedrooms, house bathroom and airing cupboard.



BEDROOM ONE 11'2" max x 8'5" max

Positioned to the front of the property, this lovely light double room has a large front facing window which provides far reaching views over rooftops and fields beyond towards Emley Moor Mast. The room is decorated in neutral tones, has carpeted flooring and has ample space for free standing bedroom furniture and a door leads onto the landing.



BEDROOM TWO 10'5" max x 10'0" max

This generous double bedroom can easily accommodate freestanding bedroom furniture and has a window overlooking the rear garden. The room is again decorated in neutral tones, has carpeted flooring, pendant lighting and a doors leads to the landing.



BEDROOM THREE 8'11" max x 8'2" max

Located to the front of the property this good sized single room again takes advantage of the far reaching views from its window and is light and airy. There is a built in wardrobe, which makes good use of the above stairs space and a door leads onto the landing.



HOUSE BATHROOM 6'9" max x 6'10" max

Fitted with a modern white three piece suite including bath with mixer tap, and chrome thermostatic bar shower over, a pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled with decorative grey wall tiles and has matching tiles to the floor. There is an obscure glazed uPVC rear facing window, a chrome ladder style towel radiator, mirrored cabinet and a door which leads onto the landing.



DRIVEWAY AND GARAGE

A driveway runs up the side of the property, providing off road parking for a number of vehicles, and leads to a single detached garage with up and over garage door. There is light and power and a side window.



GARDENS

To the front of the property is a lawned garden with a selection of shrubs, a tree and there is space for pot and planters. Steps lead up to the front door and there is access up the driveway to the side door and rear garden.

A wooden gate leads from the drive at the rear of the property, opening into a south facing enclosed rear garden. There is grey composite decking which creates a lovely space for outdoor furniture and central steps lead to an artificial grassed lawn, which could easily be a second seating or play area. Beyond the seating area is a banking which would benefit from additional planting. To the garden there is a water and power supply.





MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX:

PROPERTY CONSTRUCTION: Brick

PARKING: Driveway and garage

UTILITIES:

*Water supply & Sewerage- Yorkshire Water - No meter

*Electricity & Gas Supply - Smart meter with OVO Energy

*Heating Source - Combi Boiler

*Broadband & Mobile -

BUILDING SAFETY: N/a

RIGHTS AND RESTRICTIONS: N/a

FLOOD & EROSION RISK: N/a

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: N/a

PROPERTY ACCESABILITY & ADAPTATIONS: N/a

COAL AND MINEFIELD AREA:

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.

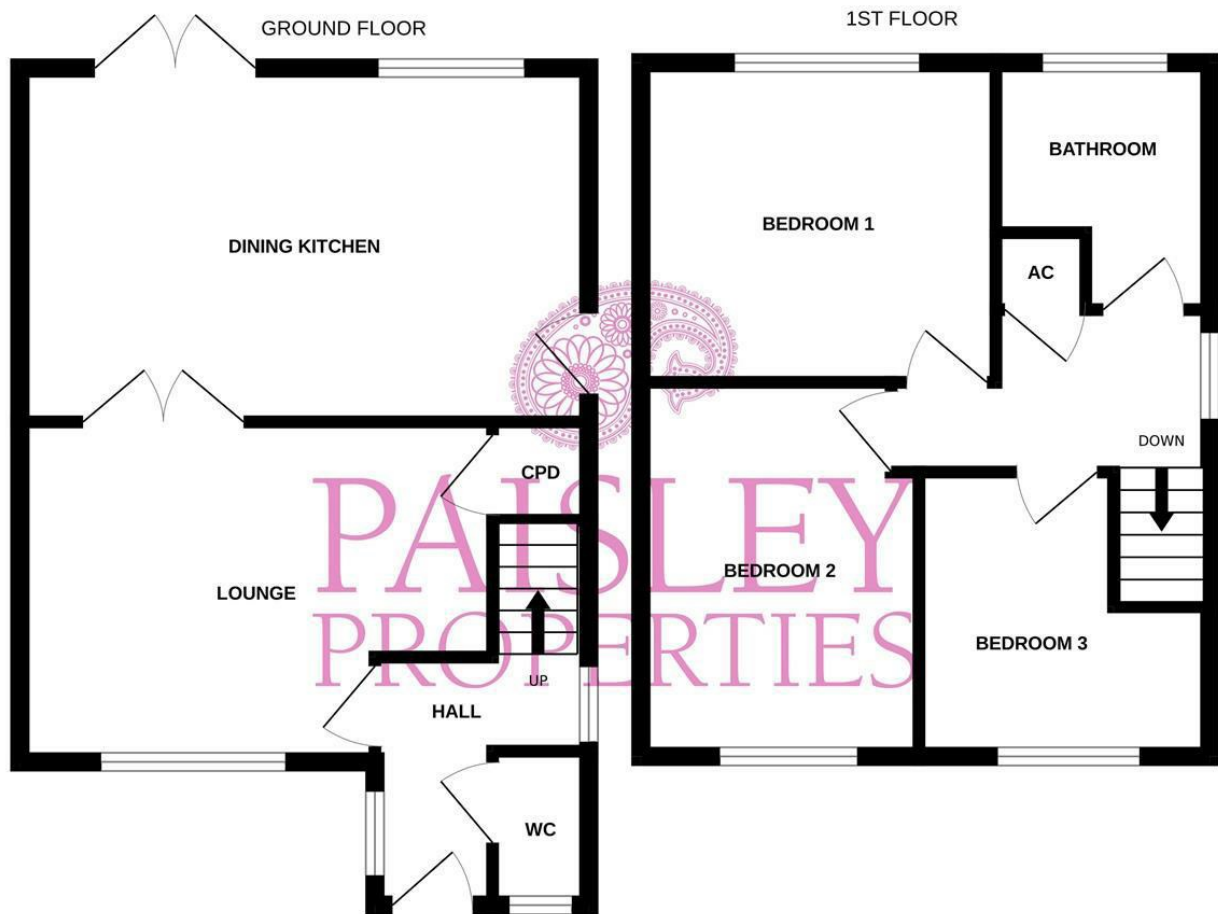
PAISLEY MORTGAGES

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.

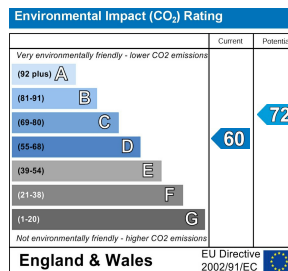
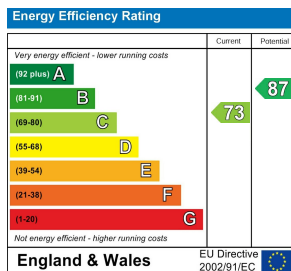
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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