

62 Ings Mill Avenue,  
Clayton West HD8 9QG

OFFERS IN THE REGION OF  
£295,000



PRESENTED TO AN EXCEPTIONALLY HIGH STANDARD, THIS WONDERFUL, FOUR BEDROOM DETACHED HOME HAS MODERN FIXTURES AND FITTINGS, NEUTRAL DECOR, FRONT GARDEN AND OFF ROAD PARKING.

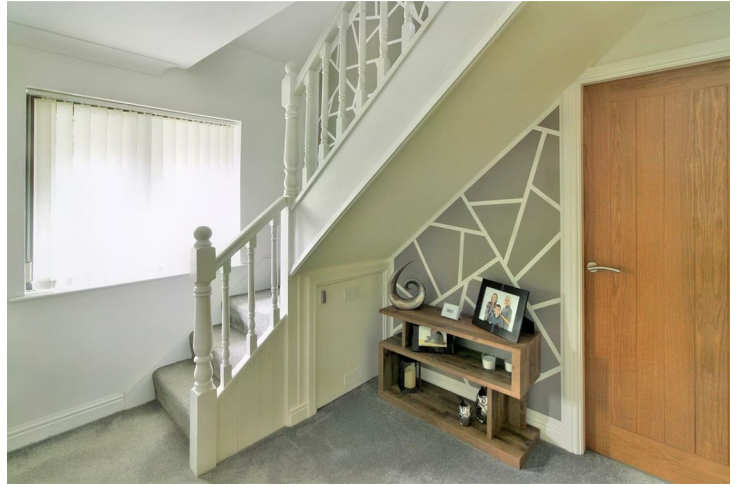
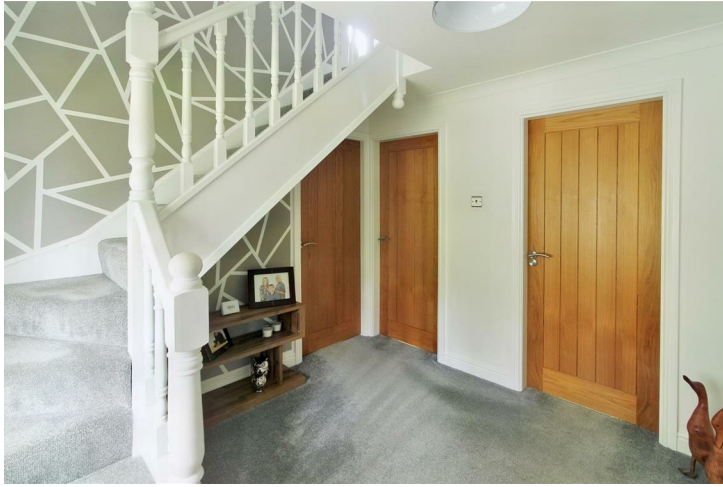
FREEHOLD / KIRKLEES COUNCIL TAX BAND: D / ENERGY RATING: C

PAISLEY  
PROPERTIES



### **ENTRANCE HALL 13'8" x 9'8" max**

You enter the property through a stylish anthracite UPVC door into a lovely large entrance hall. A side facing window allows natural light to enter. A carpeted staircase with a white painted balustrade rises to the first floor. Doors lead into the lounge, two bedrooms and house bathroom.



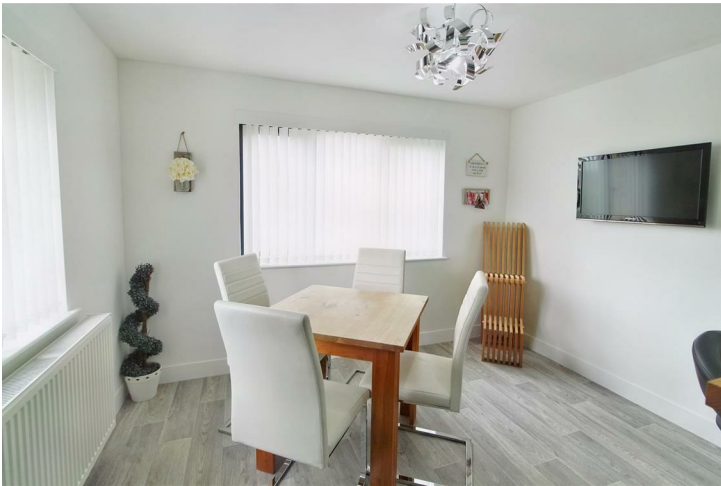
### **LOUNGE 11'3" x 19'2" max**

Positioned to the front of the property and having a lovely bay window overlooking the garden, this neutrally decorated lounge has a cosy feel with a modern stone effect electric fire as a focal point. There is plenty of space to accommodate lounge furniture. Doors lead to the dining kitchen and entrance hallway.



### **DINING KITCHEN 10'8" x 20'2" max**

This beautifully appointed dining kitchen has been thoughtfully designed and is fitted with a range of dark grey gloss base and wall units, white sparkly laminate worktops and a stainless steel sink with shower style tap over. Integrated appliances include an electric oven, microwave, induction hob, chimney hood extractor fan, fridge freezer, washer dryer and a dishwasher. There are windows to dual aspects making the room beautifully light. The dining area has room to accommodate a dining table and there is an oak breakfast bar for a less formal dining arrangement. Spots to the ceiling, coloured mood lighting and wood effect vinyl underfoot complete the look. An anthracite grey UPVC door leads to the driveway of the property and a door leads through to the lounge.



### **BEDROOM ONE 10'8" x 12'11" max**

Beautifully presented with a large window looking out to the side of the property, this generous sized double bedroom has an abundance of space for freestanding bedroom furniture. A door leads into the entrance hallway.



### **BEDROOM TWO 11'4" x 9'8" max**

Another good size ground floor double bedroom, with a side facing window and neutral décor, which is currently used as a dressing room/walk-in wardrobe by the current owners. A door leads into the entrance hallway.



### **BATHROOM 7'6" x 10'7" max**

This sumptuous bathroom really is the height of luxury, having been fitted with a white corner whirlpool bath and also a spa steam shower cabin. There is a co-ordinating low level WC and a white gloss vanity drawer unit with wash basin and mixer tap. There is a grey heated towel rail, luxury vinyl flooring and spotlights. A door leads into the entrance hallway.



### **FIRST FLOOR LANDING 4'3" x 11'0" max**

A staircase leads to the first floor landing. Doors lead into the two first floor bedrooms and shower room.

### **BEDROOM THREE 13'0" x 12'5" max**

Nestled in the eaves this lovely double bedroom has a velux window flooding it with natural light. A door leads onto the landing.



### **BEDROOM FOUR 12'11" x 16'9"**

Bathed in natural light courtesy of a large front facing window and an additional Velux skylight, this superb double bedroom, currently used as a home office, is of a great size and would accommodate plenty of freestanding furniture. A door leads onto the landing.



### **SHOWER ROOM 10'3" x 6'0" max**

This contemporary bright and airy shower room is cleverly fitted into the eaves and is fitted with a three piece suite consisting of a low level W.C., a vanity cupboard with wash basin and mixer tap and a walk in shower enclosure with a waterfall shower head. Vinyl flooring underfoot and spotlights complete the look. A velux window allows natural light to enter and this in turn allows light to enter onto the landing via an obscures glazed panel. A door leads onto the landing.



### **GARDENS**

A pathway runs right the way around the house and offers a small patio area outside the front door for seating, there is a low maintenance lawned garden to the front of the property which is a perfect place for relaxing, al fresco dining and entertaining.





## **GARAGE & PARKING**

To the side of the property is a detached garage which is equipped with workbenches and shelving, it has light and power and an up and over door. There is also a side door for pedestrian access. There is a generous sized tarmac driveway which would accommodate up to four vehicles.



## **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.

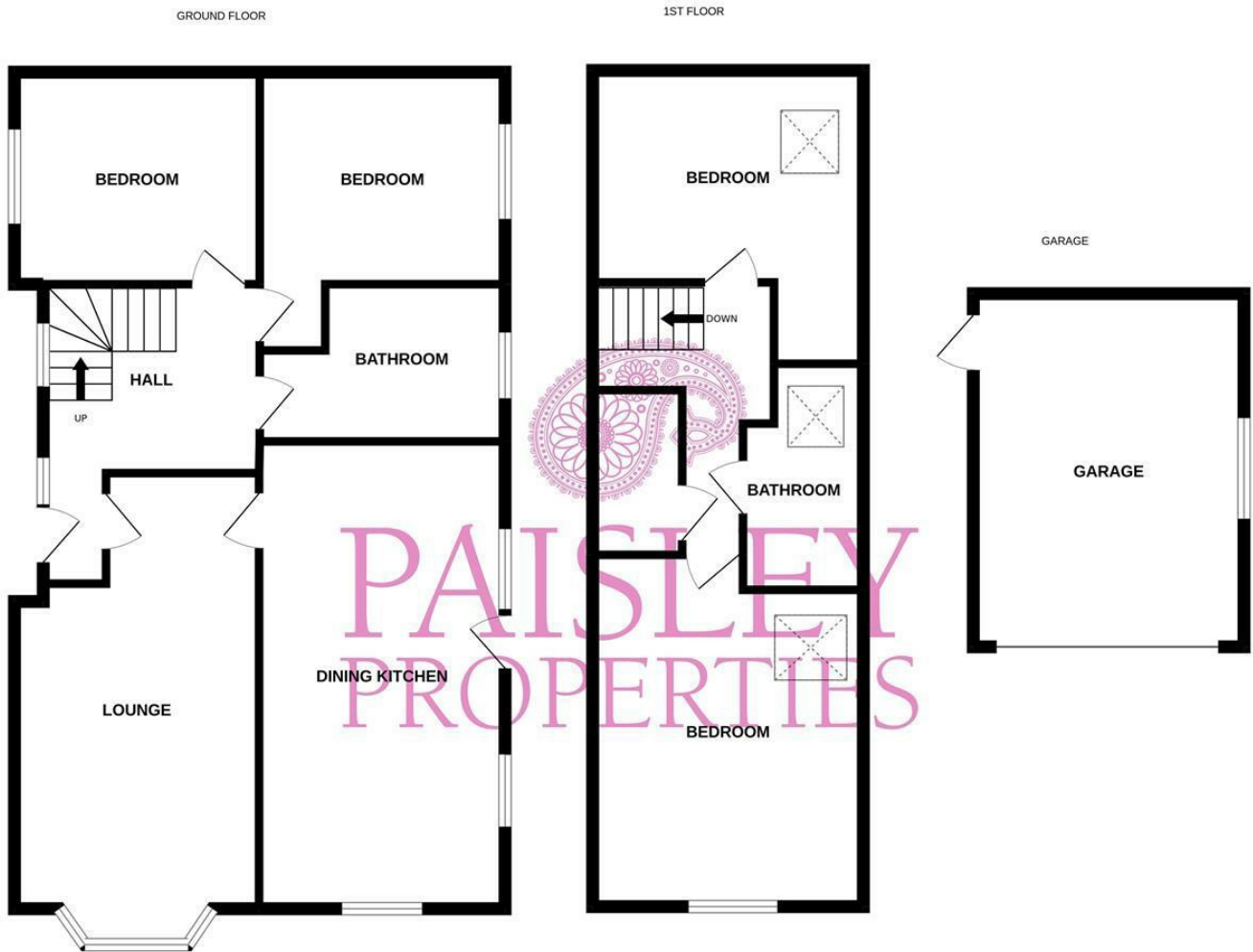
**PAISLEY MORTGAGES**

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

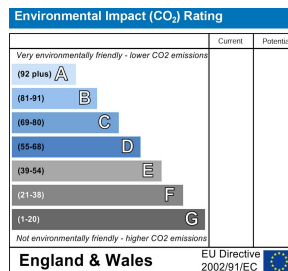
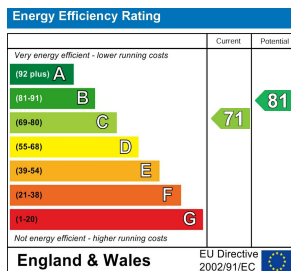
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**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](mailto: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.  
Made with Metropix ©2022



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

