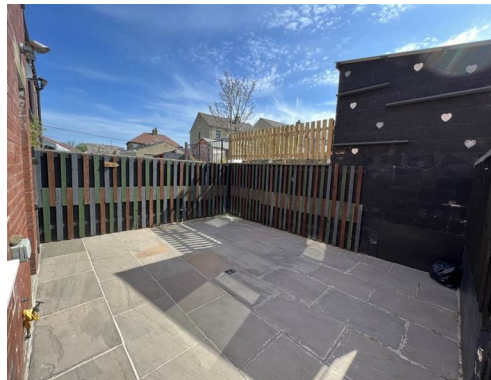
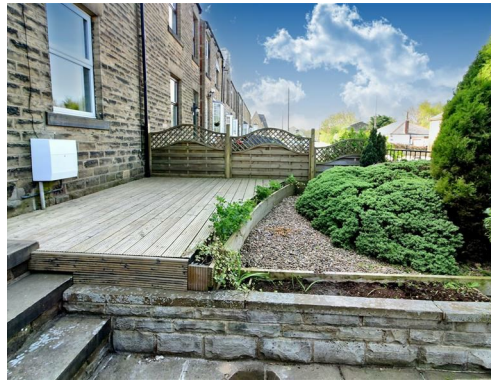


23 Spring Grove,  
Clayton West HD8 9HH

OFFERS AROUND  
£205,000



THIS STONE FACED SEMI-DETACHED PROPERTY BENEFITS FROM SPACIOUS LIVING ACCOMODATION, TWO GOOD SIZED DOUBLE BEDROOMS, MODERN HOUSE BATHROOM, HAS FRONT AND REAR GARDENS AND OFF ROAD PARKING. THE PROPERTY HAS RECENTLY BEEN DECORATED AND NEWLY CARPETED.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: D

PAISLEY  
PROPERTIES



### **LOUNGE 16'6" x 10'2" approx**

You enter the property through a part glazed uPVC door into the lounge, where there is a stone fireplace giving the room a lovely focal point. The tall ceilings and large front facing window help to give the feeling of space. Pendant lighting and carpeted flooring complete the look and a door leads to the inner hall.



### **DINING KITCHEN 16'2" x 9'11" approx**

Spanning the width of the property, this generous room boasts a range of attractive wall and base units with complementary worksurfaces and matching splashbacks. The room features an inset one and a half bowl sink with mixer tap, draining board carved into the worktop, a single electric oven, five burner gas hob and concealed extractor which are set in a feature brick chimney and there is a handy breakfast bar. To complete the room there is pendant lighting, additional low level LED lighting, a vinyl floor covering, radiator, double glazed window to the rear aspect and doors leading to the rear garden, cellar and inner hallway.

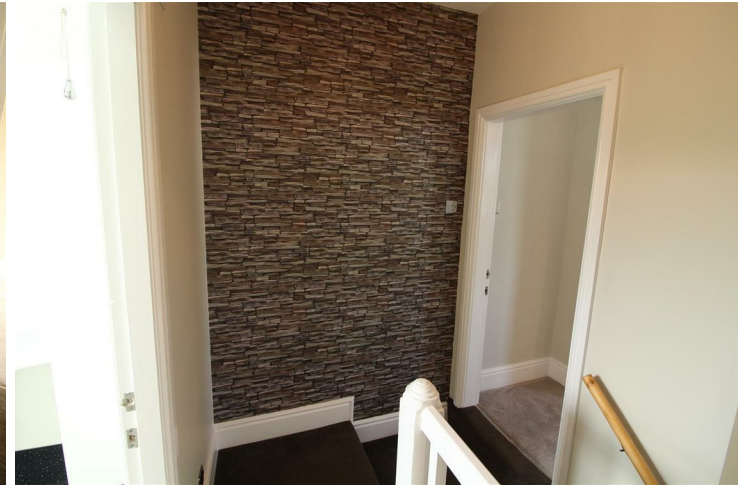


### **CELLAR**

The useful addition to the property has space at the head to house a fridge freezer, and the cellar has space and plumbing for a washing machine, dryer and the central heating boiler is located here.

### **STAIRS & LANDING**

Stairs ascend from the inner hallway to the first floor landing where doors lead to the two bedrooms and house bathroom.



**BEDROOM ONE 16'6" x 10'2" approx**

This sizeable double bedroom is located at the front of the property and has an abundance of light coming through the two tall uPVC windows. The room has recently been decorated, has newly carpeted flooring and features pendant lighting, a wall mounted radiator and an open storage cupboard. A door leads through to the landing.



**BEDROOM TWO 10'2" x 7'0" approx**

Located to the rear of the property, this double bedroom again features tall ceilings period features and has a large rear facing window looking over the garden. There is pendant lighting, carpeted flooring and a door leads to the landing.





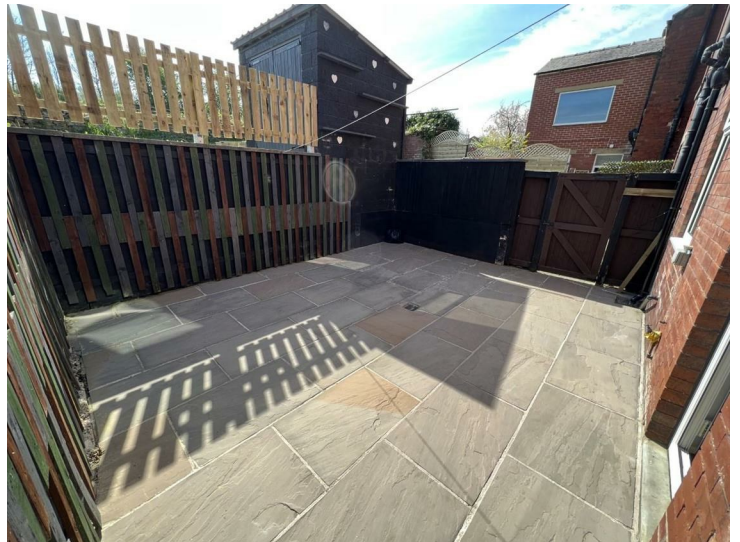
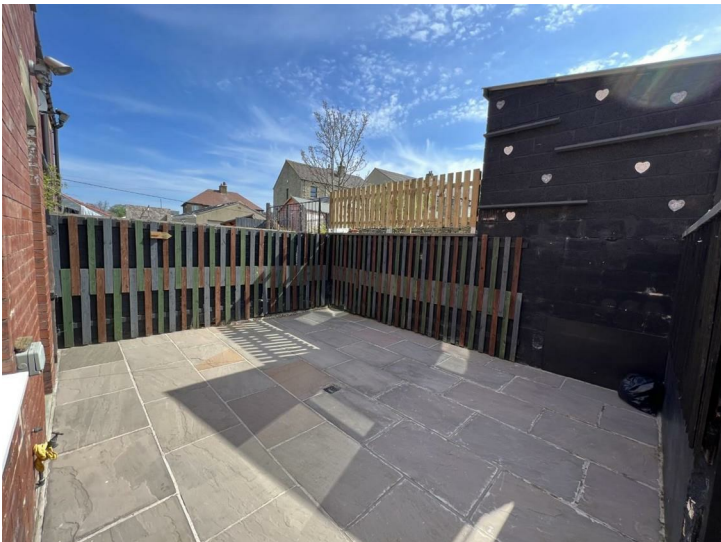
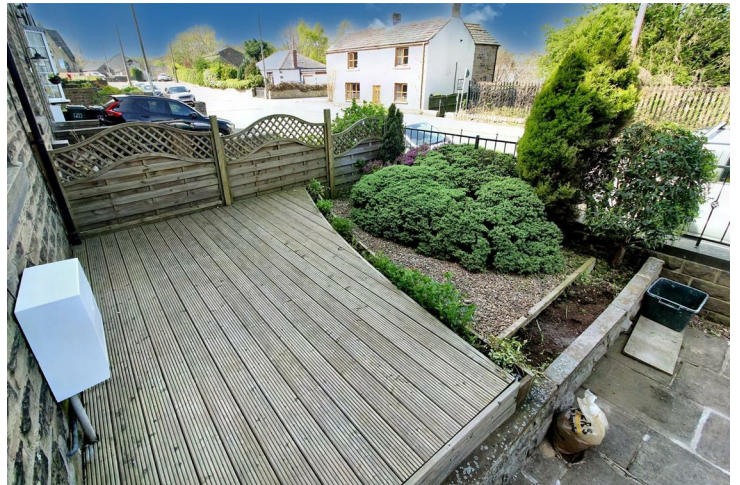
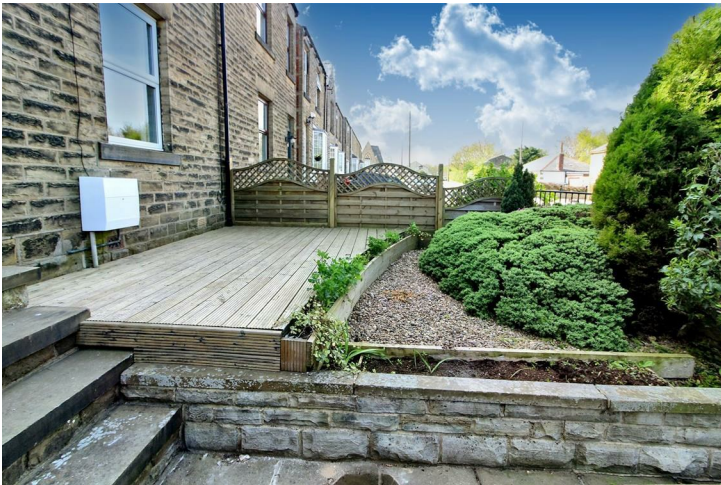
### **BATHROOM 8'0" x 7'3" approx**

Comprising of a modern four piece white suite, this good sized bathroom features a panelled bath with chrome taps and handheld shower attachment, a low flush W.C, wall mounted winged hand wash basin and a corner shower cubicle with a dual rainfall shower. The room has a chrome effect heated towel rail, vinyl floor covering, recessed spotlights and a double glazed obscure window. A door leads to the landing.



### **GARDENS AND PARKING**

To the front of the property is a low maintenance garden with an array of plants and shrubs and a delightful raised, decked seating area. Access to the side of the property leads to an enclosed paved garden whilst there is also access to a parking area. There is the addition of a useful storage shed.



**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.

**MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES A

PROPERTY CONSTRUCTION: STANDARD

PARKING: ONE SPACE

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile -

BUILDING SAFETY: NONE TO REPORT

RIGHTS AND RESTRICTIONS: THERE IS A LEGAL RIGHT OF ACCESS TO THE REAR OF THE PROPERTY FOR THE IMMEDIATE ADJOINING PROPERTY.

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESSABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

**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. \*

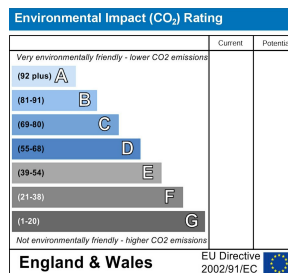
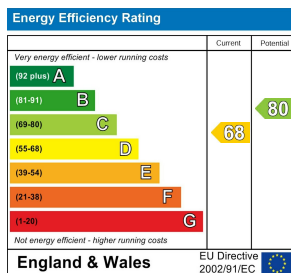
**PAISLEY SURVEYORS**

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.  
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