

6 Holmfield Road,
Clayton West HD8 9NE

OFFERS AROUND
£170,000



THIS WONDERFUL TWO / THREE BEDROOM TERRACE PROPERTY HAS SPACIOUS LIVING ACCOMMODATION, ATTIC ROOM AND LOW MAINTENANCE FRONT GARDEN.

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

PAISLEY
PROPERTIES

ENTRANCE PORCH

You enter the property through a part glazed timber door into the entrance porch which has plenty of space to remove and store coats and shoes. A door leads to the lounge.

LOUNGE 16'3" max x 13'8" max

This large lounge has ample room for a range of living room furniture and has a gas fire creating a great focal point to the room. The room is neutrally decorated and has a front facing window. A glazed door leads to the dining kitchen and a further door leads back to the porch.



KITCHEN 12'11" max x 9'10" max

This spacious dining kitchen is fitted with a range of wood effect wall and base units, roll top work surfaces, tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan over. There is space for an under unit fridge and freezer, space and plumbing for a dishwasher and to the utility area, there is plumbing for a washing machine. A rear facing window fills the room with light and vinyl flooring completes the space. Stairs ascend to the first-floor landing and doors lead to the lounge and rear courtyard.



CELLAR

Stone steps lead down to this good sized cellar which has power and light and is ideal for storing household items.

FIRST FLOOR LANDING

Stairs ascend from the kitchen to the first floor landing which has doors leading to the two bedrooms and house bathroom. A staircase ascends to the attic room.

BEDROOM ONE 13'8" max x 10'0" max

Positioned to the front of the property, this generously sized double bedroom is decorated in neutral tones and has an abundance of space for freestanding furniture. A door leads to the landing.



BEDROOM TWO 9'10" max x 9'7" max

Another spacious bedroom located to the rear of the property and also benefiting from neutral decor. There is space for bedroom items and a door leads to the landing.



BATHROOM 7'1" max x 5'10" max

This modern house bathroom is fitted with a three piece white suite including a bath with shower over, low level W.C and pedestal hand wash basin. The room is fully tiled with white wall tiles and there is a handy storage cupboard to one side. A front facing window floods the room with light and a door leads to the landing.



ATTIC ROOM 8'10" max x 11'9" max

Stairs ascend from the landing to this fantastic attic room which has a Velux window and could lend itself to a variety of uses including a hobby room, home office or play room.



FRONT

To the front of the property there is a low maintenance garden, perfect for pots and planters, and seating.

REAR

To the rear there is a small courtyard which is ideal for a bistro table and chairs or additional pots.



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 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.

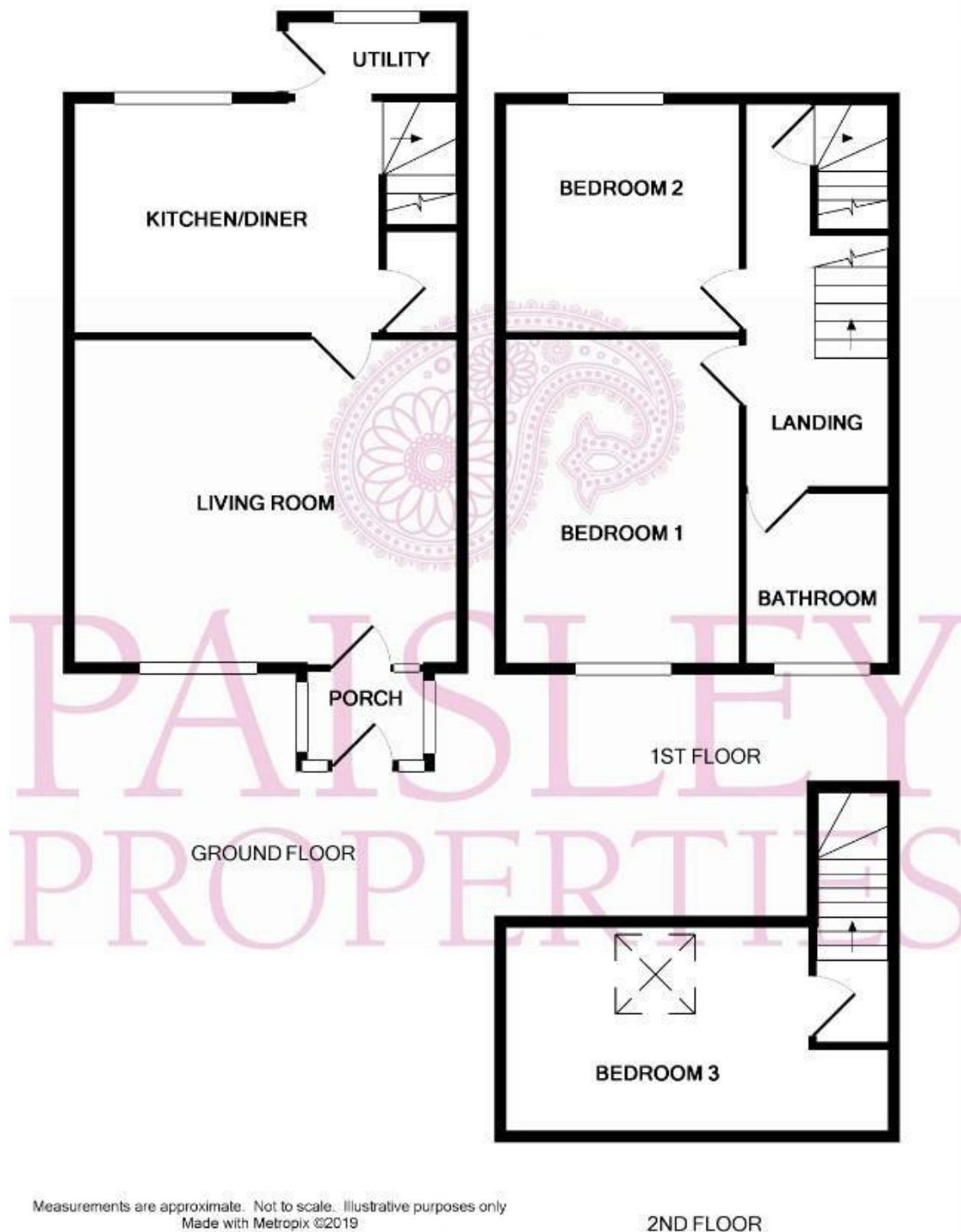
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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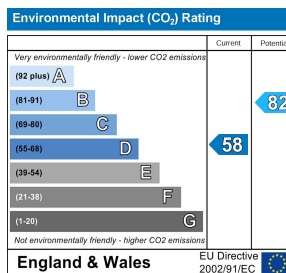
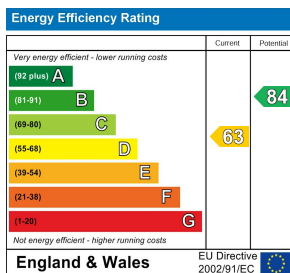
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY 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.



Measurements are approximate. Not to scale. Illustrative purposes only
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