

37 High Street,
Clayton West HD8 9PD

OFFERS AROUND
£335,000



HAVING BEEN NEWLY RENOVATED THROUGHOUT, THIS SUPERB THREE BEDROOM DETACHED PROPERTY IS PRESENTED TO AN EXCEPTIONALLY HIGH STANDARD AND INCLUDES SPACIOUS LIVING ACCOMMODATION, HIGH QUALITY FIXTURES AND FITTINGS, ENCLOSED REAR GARDEN AND OFF ROAD PARKING TO THE FRONT.

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

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 14'2" max x 7'3" max

You enter the property through a part glazed uPVC door into this very welcoming entrance hallway which has plenty of space to remove and store your coats and shoes. There is practical laminate flooring, a staircase rises to the first floor and doors lead to the lounge and downstairs WC.



DOWNSTAIRS WC 4'0" max x 4'10" max

This handy cloakroom is fitted with a concealed unit WC and vanity hand wash basin with mixer tap over. There is timber panelling to the lower walls, a heated towel rail and a front facing obscure glazed window. Decorative tiled flooring completes the space and a door leads to the entrance hallway.



LOUNGE 12'0" max x 16'2" max

This superb living area is the perfect place to sit and relax with loved ones and has an abundance of space for freestanding furniture. There is laminate flooring, neutral decor and a large front facing window fills the room with light. A door leads to the entrance hallway and the room opens onto the dining kitchen creating a nice open plan feel.



DINING KITCHEN 19'9" max x 9'11" apx

Spanning the rear of the property, this fabulous dining kitchen is fitted with a range of Howdens sage green wall and base units, wood effect roll top work surfaces, white tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, electric oven, five ring induction hob, extractor fan, dishwasher, washing machine and there is space for a tumble drier. A breakfast bar creates an informal place to enjoy tasty meals and to one end of the room there is space for a dining table and chairs for more formal dining. Tiled flooring and spot lights complete the space, there is a rear facing window and sliding patio doors open onto the rear patio.





FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has space for a desk or drawers if required and benefits from two fitted cupboards, one of which houses the property's combination boiler. A loft hatch provides access into the loft space and doors lead to the three bedrooms and house bathroom.



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

Situated to the rear of the property with a pleasant outlook over the garden from its window, this generously sized double bedroom is tastefully decorated and has lots of space for furniture. A door leads to the landing.



BEDROOM TWO 13'2" max x 10'0" max

Another beautifully presented double bedroom this time located to the front of the property and enjoying views over the quiet street from its window. There is neutral decor and a door to the landing.



BEDROOM THREE 9'4" max x 10'3" max

Currently used as a third double bedroom, this room could alternatively make a great home office, hobby room or nursery and has a front facing window. An open cupboard above the stairs creates great space to hang and store clothing and shoes and a door leads to the landing.



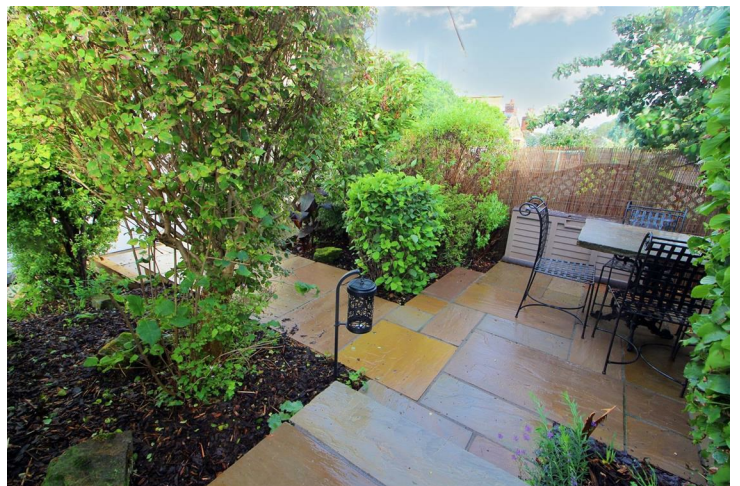
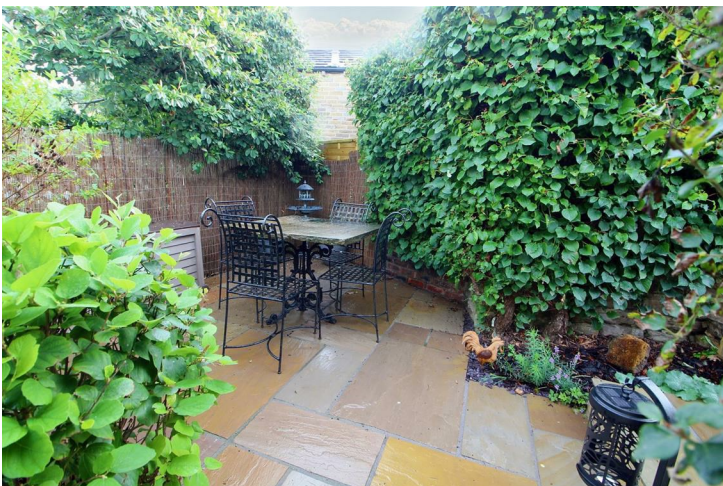
HOUSE BATHROOM 9'3" max x 5'4" max

Bursting with natural light, this contemporary house bathroom is fitted with a four piece white suite including a bath, corner shower cubicle with rainfall style shower, low level WC and pedestal hand wash basin. The room is fully tiled with attractive white and grey wall and floor tiles, there is a rear facing obscure glazed window and spot lights to the ceiling. A door leads to the landing.



REAR GARDEN

To the rear of the property there is a wonderful enclosed garden which can be accessed from both sides of the property and from Bilham Road. There are multiple patio areas allowing for outdoor dining and the garden is surrounded by mature shrubs and plants which add a touch of colour.



FRONT AND PARKING

To the front of the property there is a block paved driveway providing off road parking for several vehicles. Paths lead down each side of the property to the rear garden and to the side of the driveway there is a delightful seating area with lots of colourful plants and shrubs.



GARAGE 16'0" 4'0" x 8'0" ' 6'0"

A quirky feature, adjoining the neighbouring property there is a single garage which has an up and over door, power, light and a water supply. A driveway sits in front of the garage allowing further parking if needed.



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.

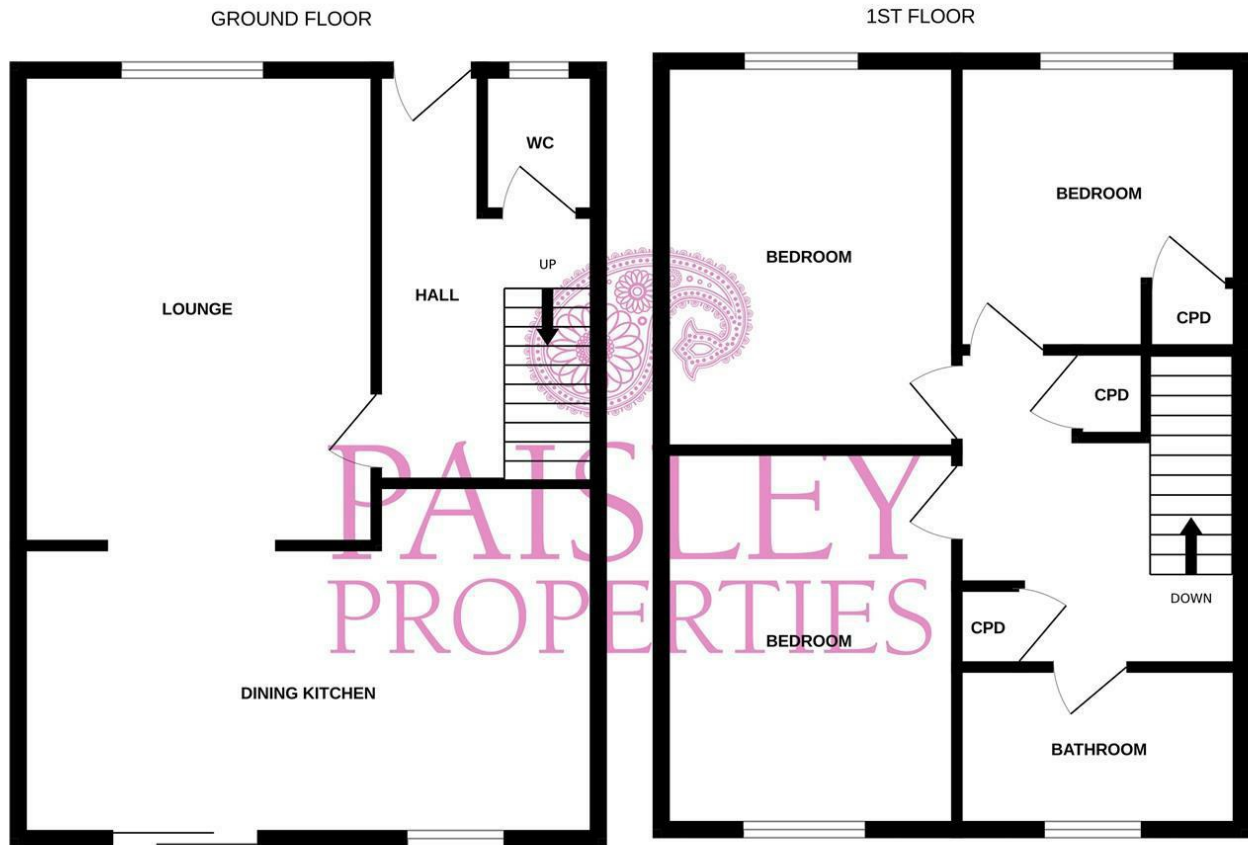
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Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

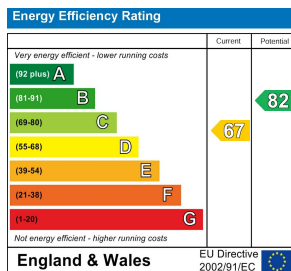
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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 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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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

