

4 Clay Delf,
Lower Cumberworth HD8 8TN

OFFERS OVER
£200,000



LOCATED ON A PRESTIGIOUS DEVELOPMENT, THIS SUPERB TWO BEDROOM TERRACED PROPERTY IS READY TO MOVE INTO AND PERFECT FOR INVESTORS OR THOSE LOOKING FOR THEIR FIRST HOME TOGETHER. BENEFITTING FROM OFF ROAD PARKING, ENCLOSED REAR GARDEN AND MODERN FIXTURES/FITTINGS.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'4" apx max x 5'3" apx max

You enter the property through a part glazed uPVC door into this handy entrance hallway which has space to remove your coats and shoes. There is grey wood effect LVT flooring and doors lead to the downstairs WC and living dining room.

DOWNSTAIRS WC 5'2" apx max x 2'9" apx max

This handy cloakroom is fitted with a low level WC and wall mounted hand wash basin. There is a front facing obscure glazed window, mosaic tiling to the basin, grey wood effect LVT flooring and a door to the entrance hallway.

**LIVING DINING ROOM 25'5" apx max x 11'7" apx max**

Spanning the length of the property, this superb open plan living dining room really is the heart of the home and has ample space to accommodate freestanding furniture. A useful under-stairs cupboard provides excellent storage for household items, a large front facing window fills the room with light, French doors open onto the garden and internal doors lead to the kitchen and entrance hallway. A spindled staircase ascends to the first floor landing.



KITCHEN 8'0" apx max x 6'8" apx max

Located to the rear of the property with a window looking out to the garden, the kitchen is fitted with a range of modern cream shaker style wall and base units, contrasting roll top work surfaces, white mosaic tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor fan over and there is space/plumbing for a washing machine and fridge freezer. Grey wood effect LVT flooring runs underfoot and there are spotlights to the ceiling. A door leads to the living dining room.



FIRST FLOOR LANDING 5'7" apx x 5'8" apx max

Stairs ascend from the living dining room to the first floor landing which has doors to the two bedrooms and house bathroom.

BEDROOM ONE 14'2" apx max x 9'8" apx max

Situated to the rear of the property and enjoying views over the garden from its window, this bright and airy double bedroom has fitted wardrobes to one side and still plenty of space for furniture. There is neutral décor and a door leads to the landing.



BEDROOM TWO 11'5" apx max x 10'11" apx max

Another generously sized double bedroom this time positioned to the front of the property with an attractive bay window filling the room with light. A useful over-stairs cupboard sits to one corner and there is further space for freestanding furniture. A door leads to the landing.



HOUSE BATHROOM 6'2" apx max x 8'1" apx max

This contemporary house bathroom is fitted with a three piece white suite including a bath with shower over and glazed screen, low level W.C and wall mounted hand wash basin. The room is partially tiled with attractive pale grey mosaic tiles, there is a front facing obscure glazed window and spotlights to the ceiling. A door leads to the landing.



REAR GARDEN

To the rear of the property there is a charming garden which is enclosed by boundary fencing. The garden is mainly laid to lawn and has a patio adjoining the property allowing for outdoor dining and entertaining. There is a garden shed for storing garden items. A timber gate provides access to the front.

FRONT/PARKING

To the front of the property there is a low maintenance pebbled area with shrubs and two off road parking spaces.

MATERIAL INFORMATION

TENURE:

Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Two parking spaces

RIGHTS AND RESTRICTIONS:

Shared pathway with hanging Freehold to the rear garden.

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alterations to the property.

There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000Mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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

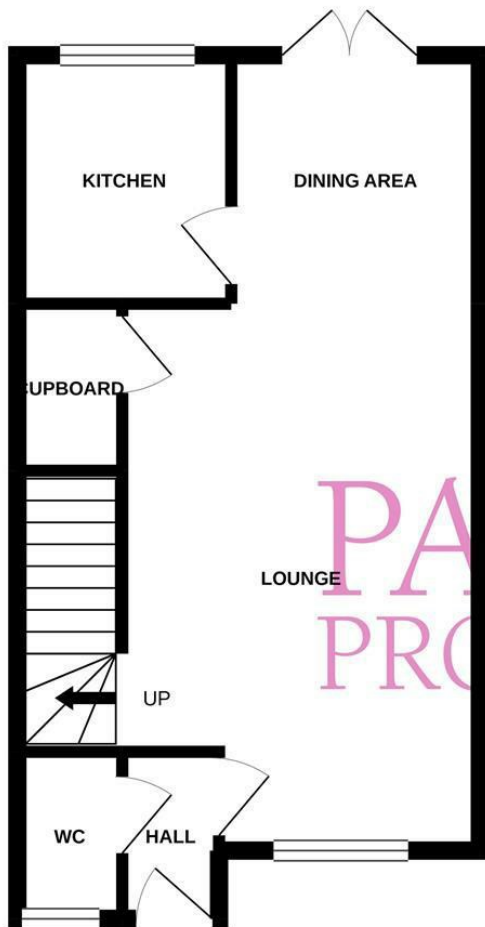
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

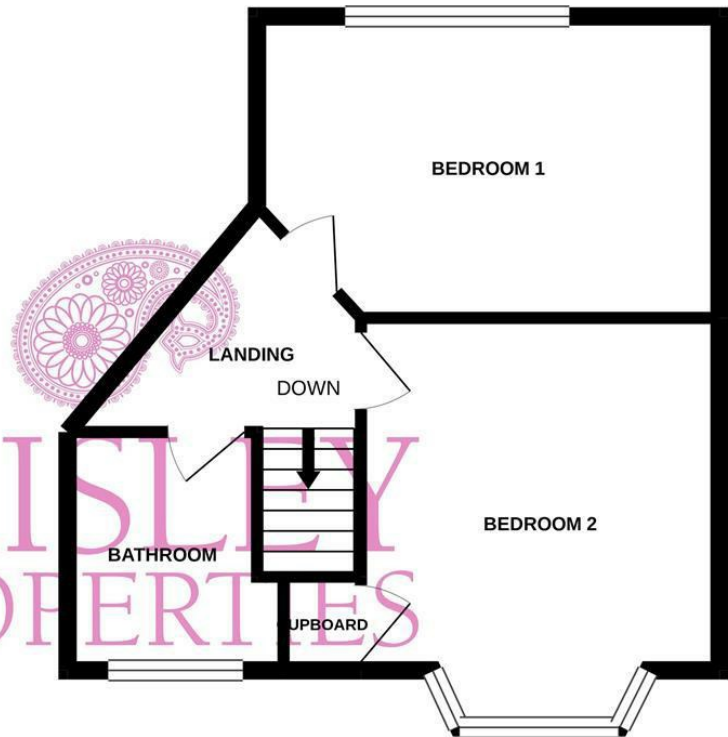
PAISLEY SURVEYORS

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.

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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