41 Church Lane,
Clayton West HD8 9LY

OFFERS AROUND
£295,000

** NO ONWARD CHAIN** THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME BOASTS ORIGINAL CHARACTER FEATURES WITH A MODERN TWIST AND IS SIMPLY MOVE IN READY. IT BENEFITS FROM SOLAR PANELS, A WRAP AROUND GARDEN, DETACHED GARAGE WITH WORKSHOP AREA AND ROADSIDE PARKING.

FREEHOLD/ COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 6′5″ apx x 9′9″ apx

You enter the property through an oak effect uPVC door with decorative glazed panels into a lovely welcoming hallway. Practical wood flooring runs underfoot. A carpeted staircase with a white painted timber and oak balustrade ascends to the first floor landing and doors lead to the lounge and dining kitchen. A front facing obscure window allows natural light to enter.

LOUNGE 12′4″ apx x 13′11″ apx into bay

Simply flooded with natural light courtesy of a front facing bay window, this spacious lounge has a stainless steel and pebble effect gas fire as a focal point in the room and alcoves either side of the chimney breast provide perfect homes for items of freestanding furniture. Boasting high ceilings with original decorative coving and picture rail along with wall lights and a central light fitting this room is stylishly decorated and has practical wood flooring. A door leads through to the hallway.

DINING KITCHEN 17'7" apx x 12'6" apx

Spanning the rear of the property, this fantastic dining kitchen is filled with natural light courtesy of a set of French doors which lead out to the garden and also a side facing window. Fitted with oak base and wall units and a central island unit all with black granite tops, black and grey ceramic tiled splashbacks and a Belfast sink with a chrome mixer tap. Integrated appliances include a tall fridge freezer dishwasher and an integrated washing machine. Cooking facilities comprise a stoves freestanding gas cooker with a double electric oven and a stainless steel canopy extra extractor fan over. There are undercabinet lights and spotlights to the ceiling. An electric stove in an inglenook fireplace with a tiled hearth takes centre stage in the dining area and alcoves either side of the chimney breast have built-in cupboards. Wood flooring runs under foot and there are spotlights to the ceiling and a contemporary light fitting suspended over the dining table. To one corner cleverly hidden behind what appears to be a bookcase is the understairs cupboard which offer storage for household items and houses the inverter for the property's solar panels. An oak uPVC door with a decorative glazed panel leads out to the side of the property and a door leads through into the hallway.

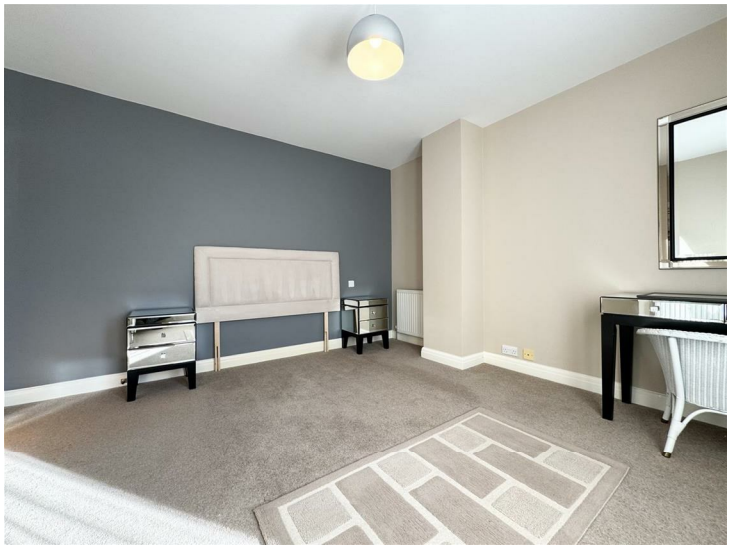
FIRST FLOOR LANDING 6′5″ apx x 8′0″ apx

A carpeted staircase with a timber balustrade ascends from the entrance hall to the first floor landing, which is lovely and light courtesy of a side facing window. A hatch allows access to the loft and doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 12′0″ apx x 12′4″ max

Enjoying far reaching views from its front facing mullion windows, this superb double bedroom has a decorative cast-iron fireplace with a stone hearth and painted wooden surround as a feature and alcoves either side creating the perfect places for a wardrobe and chest of drawers. The room is stylishly decorated and is the perfect place to relax after a hard day. A door leads to the landing.

BEDROOM TWO 12′4″ apx x 11′11″ apx



Positioned to the rear of the property with a window looking over the garden, this second double bedroom is well presented and has ample space for freestanding items of bedroom furniture along with a handy set of built-in shelves to an alcove. A door leads to the landing.

BEDROOM THREE 6′5″ apx x 7′7″ apx

This third bedroom can be found to the front of the property with far reaching views from its window and would make the perfect home office or alternatively has space for a single bed and associated items of furniture. A spotlight bar fitting illuminate the room well and there is an additional spotlight to one wall for use as a reading light. A door leads to the landing.

HOUSE BATHROOM 8′7″ apx x 7′11″ apx

Bathed in natural light courtesy of an obscure window and also a stunning stained glass feature window, this contemporary bathroom is fitted with a large whirlpool bath with a central mixer tap and timber lit side panel, alongside a walk in shower and closure equipped with a thermostatic mixer shower, a timber vanity unit incorporating a useful storage cupboard with an integral hand wash basin with chrome mixer tap and a low-level WC. The walls are partially tiled with white tiles with a mosaic border and contrasting black polished slate tiles run underfoot. A mirror cabinet with light provides a home for bathroom essentials and a Victorian style towel radiator gives an air of luxury. Spotlights to the ceiling complete the scheme. A door leads to the landing.

GARAGE & BOILER ROOM 16′1″ apx x 16′7″ apx

Accessed via a shared driveway round the back of the property, this fabulous L-shaped garage has space to accommodate a vehicle but also a workshop area with a built in bench. It has an electric door, light and power and also a tethered EV charger 7.5kw. A personnel door gives access into the garden. Also attached to the rear of the property is a lean to outhouse which houses the property's central heating boiler and provides further storage.

GARDENS

Externally the property certainly does not disappoint having an elevated lawned front garden setting it back from the road, paving stretching around the side and to the rear a good sized garden with a paved patio area adjacent to the house and steps leading up to a lawned area with planted borders framed by the property's garage.

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 C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Electric car charging point

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land (shared driveway)
There is a TPO on the tree neighbouring the property and overhanging the 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 / Solar panels
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1800 Mbps download and 220Mbps upload

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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

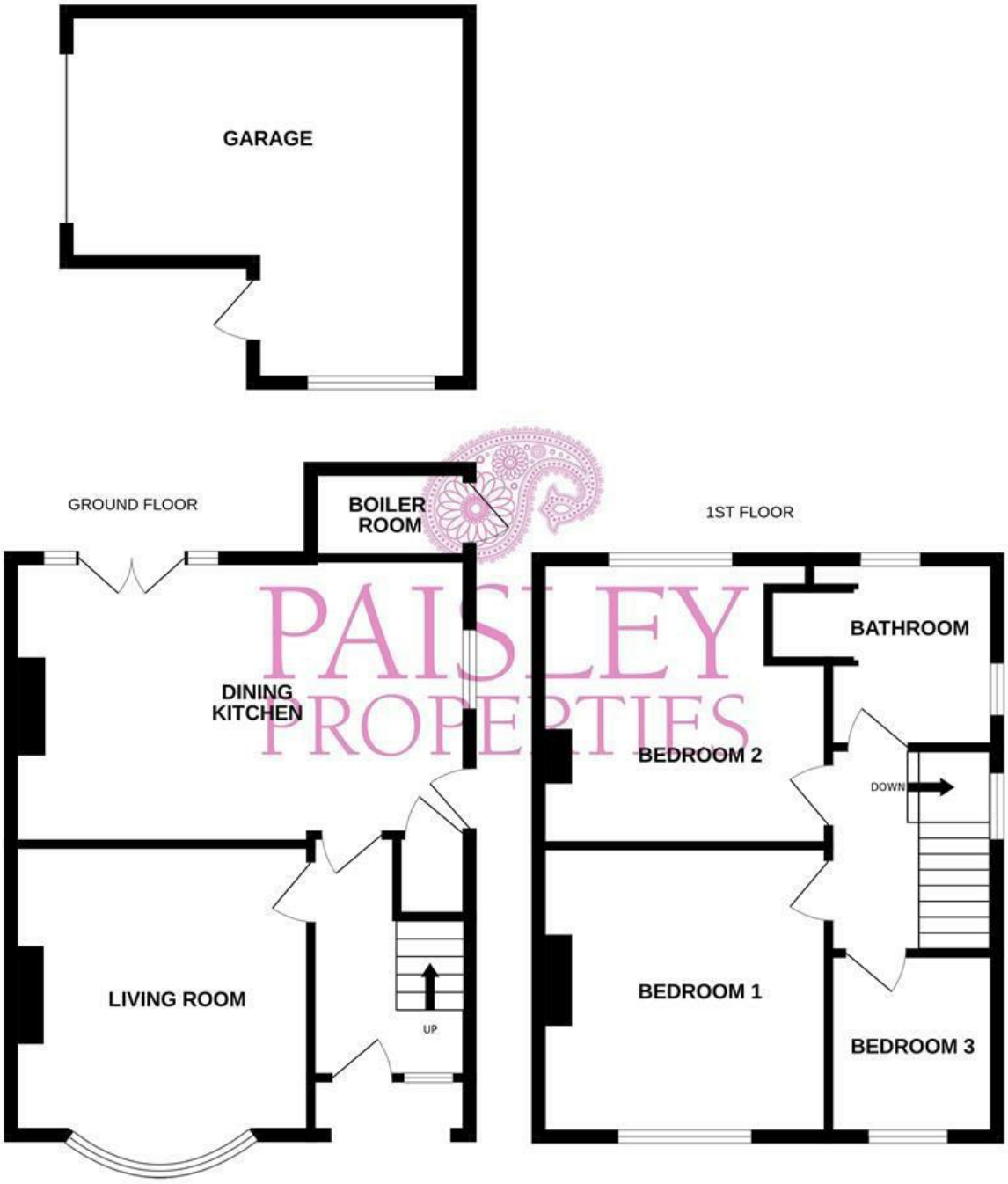
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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
Paisley Properties 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 PROPERTIES

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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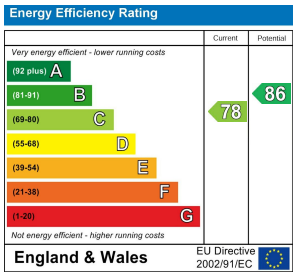

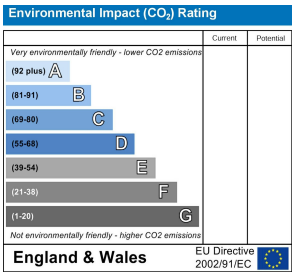

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