

9 Long Lane,
Clayton West HD8 9PR

OFFERS AROUND
£200,000



****NO ONWARD CHAIN** THIS TWO BEDROOM SEMI-DETACHED BUNGALOW IS FULL OF POTENTIAL AND OFFERS GOOD SIZED ACCOMMODATION THROUGHOUT. OCCUPYING A CORNER PLOT WITH DEVELOPMENT POTENTIAL AND BOASTING A DETACHED GARAGE AND GATED DRIVEWAY PARKING.**

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

LOBBY 7'4" apx x 3'0" apx

You enter the property through a white uPVC door into a light and airy porch / lobby which has windows to the front and beech effect laminate flooring running underfoot. A door leads to the hallway.



HALLWAY 4'0" apx x 5'0" apx

This spacious hallway offers space to hang coats and has a doorway leading into the kitchen and a set of double doors with glazed panels opening to the lounge.

KITCHEN 7'8" apx x 15'4" apx

Located to the front of the property and having natural light flooding in through windows to three sides, this contemporary kitchen is fitted with white base and wall units, blue mottled laminate worktops, a single bowl stainless steel sink and drainer with separate taps and blue tiled splashbacks. Cooking facilities comprise of a freestanding gas cooker with a white extractor fan over and there are spaces and plumbing for a washing machine and tall fridge freezer. The property's central heating boiler is also installed to one wall. Beech laminate flooring runs underfoot. A doorway leads into the hallway.



LIVING ROOM 17'10" apx x 11'4" apx

Located to the front of the property with a lovely bay window offering views into the garden, this spacious living room has ample space for both lounge and dining furniture. A gas coal effect fire sits on a marble and timber hearth as a focal point in the room and there are fitted cupboards to one corner too. The room is neutrally decorated with doors leading to both hallways.



INNER HALLWAY 3'2" apx x 3'11" apx

This inner hallway links the living area to the bedrooms and has doors leading to the two bedrooms and house bathroom.

BEDROOM ONE 11'0" apx x 11'4" apx

Located to the rear of the property and enjoying garden views from the window, this good sized double bedroom benefits from fitted sliding mirror robes and has neutral décor. A door leads to the hallway.



BEDROOM TWO / DINING ROOM 8'8" apx x 8'3" apx

Flooded with natural light courtesy of high level windows to dual aspects, this fantastic second bedroom was used as a dining room by the previous owners but is a good sized second bedroom. A sliding door leads to the hallway.

**HOUSE BATHROOM 6'2" apx x 5'8" apx**

This modern bathroom is fitted with a three piece white suite, with wooden accessories, comprising of a low level W.C., a pedestal wash basin and a bath with a mixer tap shower attachment. The walls are adorned with pale green mottled tiles. A high level obscure window allows natural light to enter and a door leads to the hallway.



GARDENS & PARKING

The property sits on a generous corner plot with a wrap around garden which has well established bushes to the perimeter offering privacy from the road. There is a garage and gated driveway for parking multiple vehicles.



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:

Garage & Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alterations to the property during the vendor's ownership.

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 100 Mbps

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.

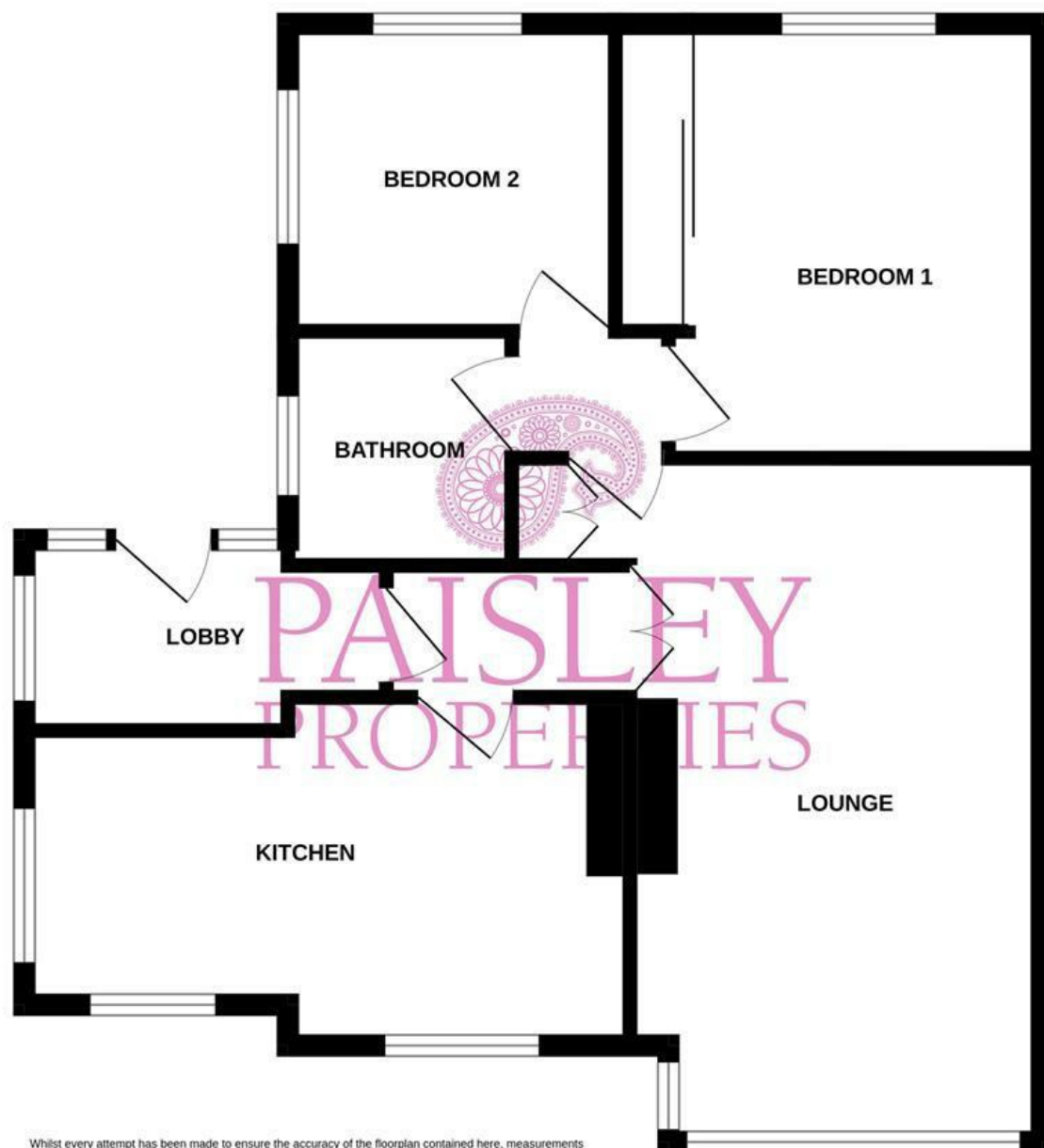
PAISLEY MORTGAGES

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.

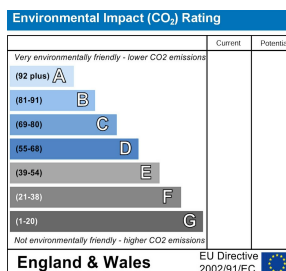
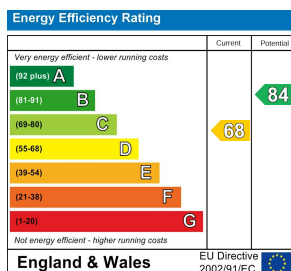
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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