



## Bank End House & Cottage

1-3 Bank End, Clayton West, Huddersfield, HD8 9LJ

A rare opportunity to purchase this large property with amazing panoramic views which is currently two family homes, one of which has been modernised to create a very spacious two/three bedroom home while the other (with four bedrooms and a 1000 sq ft loft) is ready for a programme of modernisation with huge amounts of potential. The two properties sit in a third of an acre of grounds and could be returned to one property if preferred or retained as a large family home with the benefit of income from a second home or holiday let. The only way to fully appreciate the location, size and potential is to arrange a viewing!!!

**£800,000**



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- A DETACHED FAMILY PROPERTY SET IN STUNNING COUNTRYSIDE
- WOULD MAKE A FABULOUS SEVEN BEDROOM (PLUS) DETACHED FAMILY HOME
- CURRENTLY TWO SEPARATE HOMES - ONE REQUIRING SOME MODERNISATION
- PANORAMIC VIEWS TOWARDS THE SCULPTURE PARK, EMLEY MOOR, LEEDS AND WAKEFIELD
- IDEAL FOR MULTI GENERATION LIVING OR FAMILY HOME WITH HOLIDAY LET
- SET IN LARGE GROUNDS OF APPROXIMATELY A THIRD OF AN ACRE

## Agents Notes -

### BANK END HOUSE - Entrance

#### Porch

6'2" x 4'0" (1.88m x 1.22m)

#### Dining Kitchen

16'1" x 10'3" (4.90m x 3.12m)

#### Dining Room

14'11" x 14'8" (4.55m x 4.47m)

#### Hallway

15'10" x 10'4" (4.83m x 3.15m)

#### Lounge

16'0" x 15'1" (4.88m x 4.60m)

#### Garden Room

26'7" x 5'10" (8.10m x 1.78m)

#### First Floor Landing

#### Master Bedroom

15'10" x 15'0" (4.83m x 4.57m)

#### Bedroom 2

16'3" x 14'11" (4.95m x 4.55m)

#### Bedroom 3

10'3" x 8'8" (3.12m x 2.64m)

#### Bedroom 4

10'4" x 8'10" (3.15m x 2.69m)

#### Bathroom

6'7" x 6'6" (2.01m x 1.98m)

#### Loft/Second Floor

32'9" x 26'7" (9.98m x 8.10m)

### BANK END COTTAGE - Entrance

#### Family Room/Snug

16'6" x 7'9" (5.03m x 2.36m)

#### Boot Room/Larder

16'8" x 5'2" (5.08m x 1.57m)

#### Downstairs WC

4'1" x 3'0" (1.24m x 0.91m)

#### Living/Dining Kitchen

26'1" x 11'8" (7.95m x 3.56m)

#### Utility

6'10" x 6'2" (2.08m x 1.88m)

#### First Floor Landing

#### Living Room/Bedroom

17'4" x 14'0" (5.28m x 4.27m)

#### Store/Walk in Wardrobe

7'10" x 4'0" (2.39m x 1.22m)

#### Bathroom

10'8" x 7'2" (3.25m x 2.18m)

#### Master Bedroom

15'3" x 11'10" (4.65m x 3.61m)

#### Walk in Wardrobe

6'8" x 5'0" (2.03m x 1.52m)

#### Loft Bedroom

15'4" x 11'10" (4.67m x 3.61m)

#### Grounds, parking and outbuilding



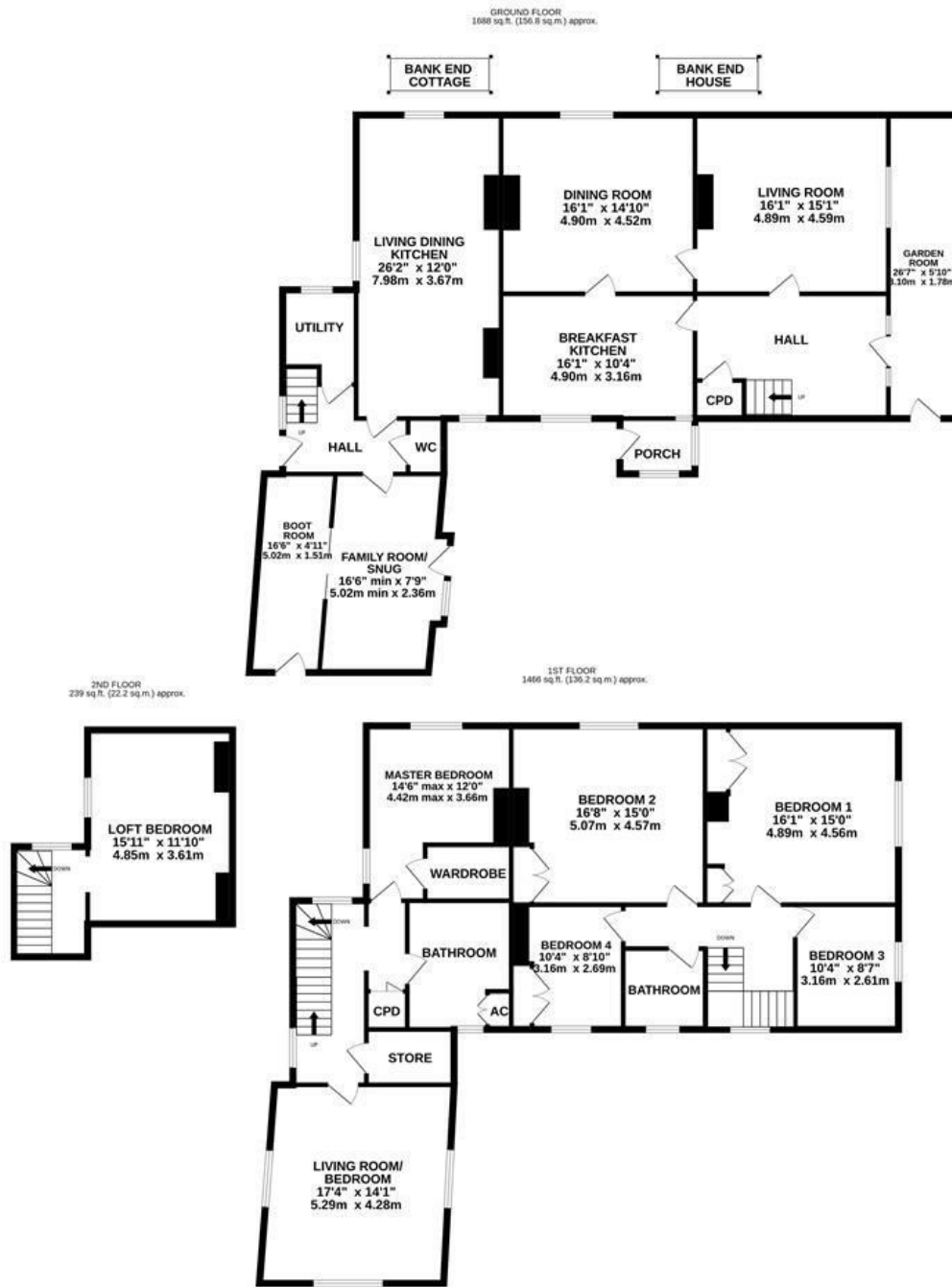
## Directions

Heading from Scissett towards Wakefield on the main A636, take a right onto Long Lane towards Clayton West village centre. Stay on this road as it turns into High Street, Hill Top and then naturally leads into Bank End Lane where the property can be found on the left hand side as you enter the countryside.





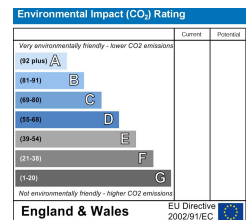
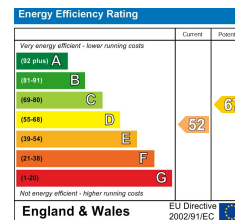
# Floor Plan



TOTAL FLOOR AREA : 3393 sq.ft. (315.2 sq.m.) approx.

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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