



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

Originally part of the Bretton Hall Estate, Bank End is a large 18th Century detached property positioned in beautiful open countryside between Clayton West and High Hoyland, and yet less than 10 minutes from the M1 motorway. Currently comprised of two spacious family homes, it has been occupied by the current owner's family for over 100 years and has recently undergone some modernisation. The vendor informs us that Bank End Cottage completed a full renovation in 2015, with both properties being fully rewired in the last 10 years and both have LPG boilers which were installed in the last 5 years.

Sitting in grounds of a third of an acre with incredible far reaching views, the property has huge amounts of potential, either as one property or as a large family home with the benefit of income from a second home or holiday let. Viewing Bank End is the only way to fully appreciate the fantastic location and scope of the property.

£800,000

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- LARGE DETACHED PROPERTY SET IN A BEAUTIFUL RURAL LOCATION
- IDEAL FOR MULTI GENERATIONAL LIVING
- SET IN LARGE GROUNDS OF APPROXIMATELY A THIRD OF AN ACRE
- CURRENTLY TWO SEPARATE HOMES - ONE COULD BENEFIT FROM SOME MODERNISATION
- POTENTIAL TO MAKE FANTASTIC FAMILY HOME WITH HOLIDAY LET
- WOULD MAKE A FABULOUS SEVEN BEDROOM (PLUS) DETACHED FAMILY HOME
- EXTENSIVE PANORAMIC VIEWS OVER OPEN COUNTRYSIDE

BANK END HOUSE - Entrance

Porch

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

Breakfast 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

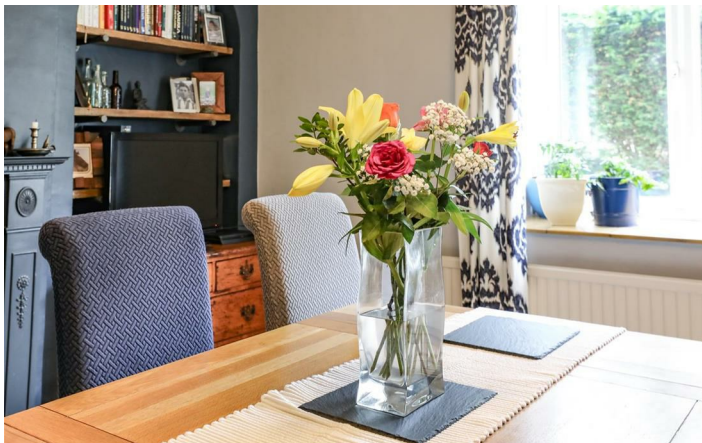
15'4" x 11'10" (4.67m x 3.61m)

Grounds, parking and outbuilding

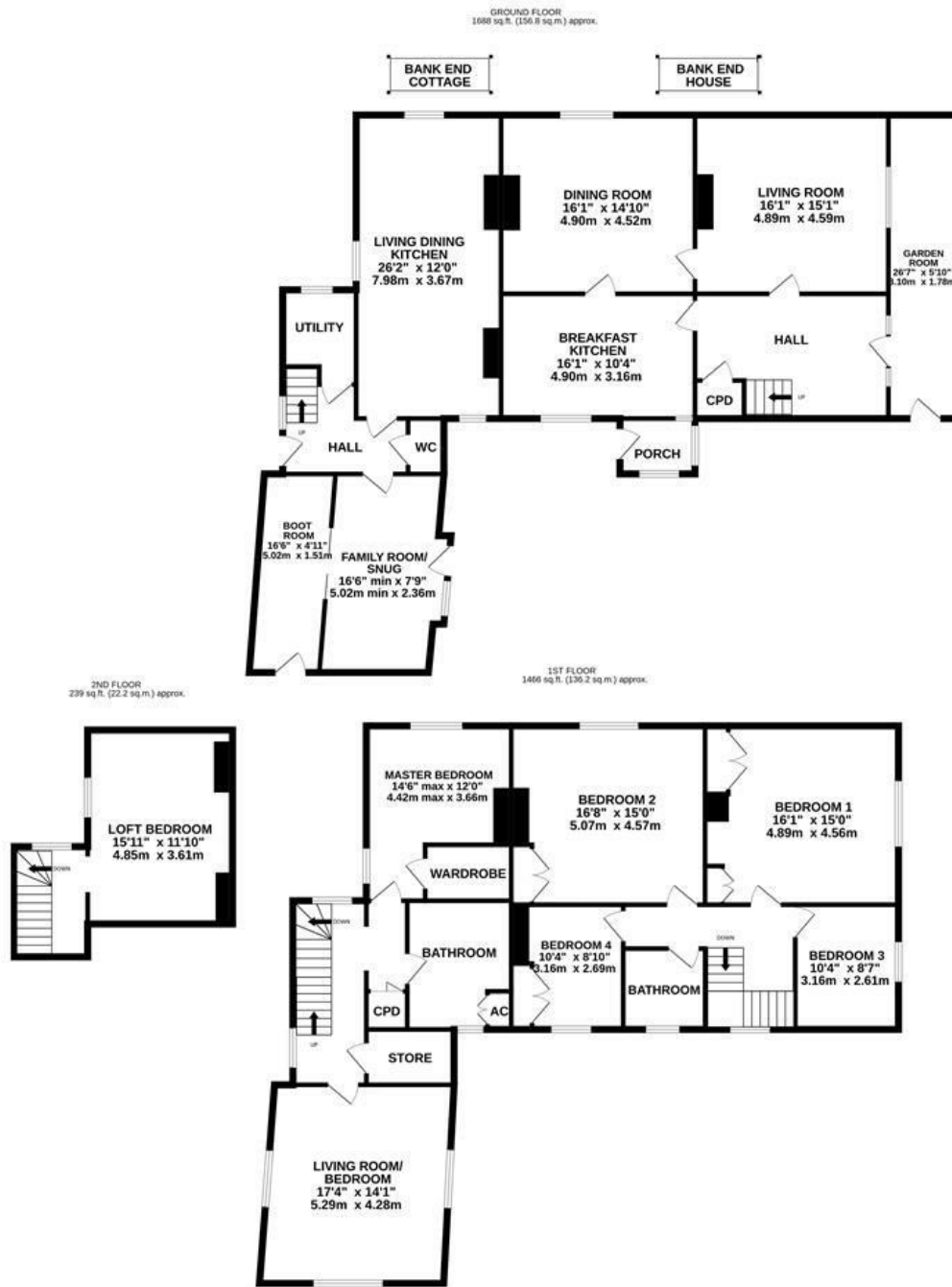


Directions

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.



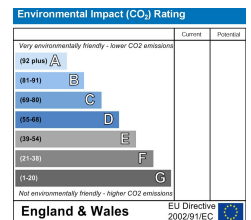
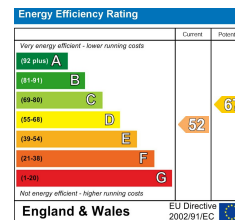
Floor Plan



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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